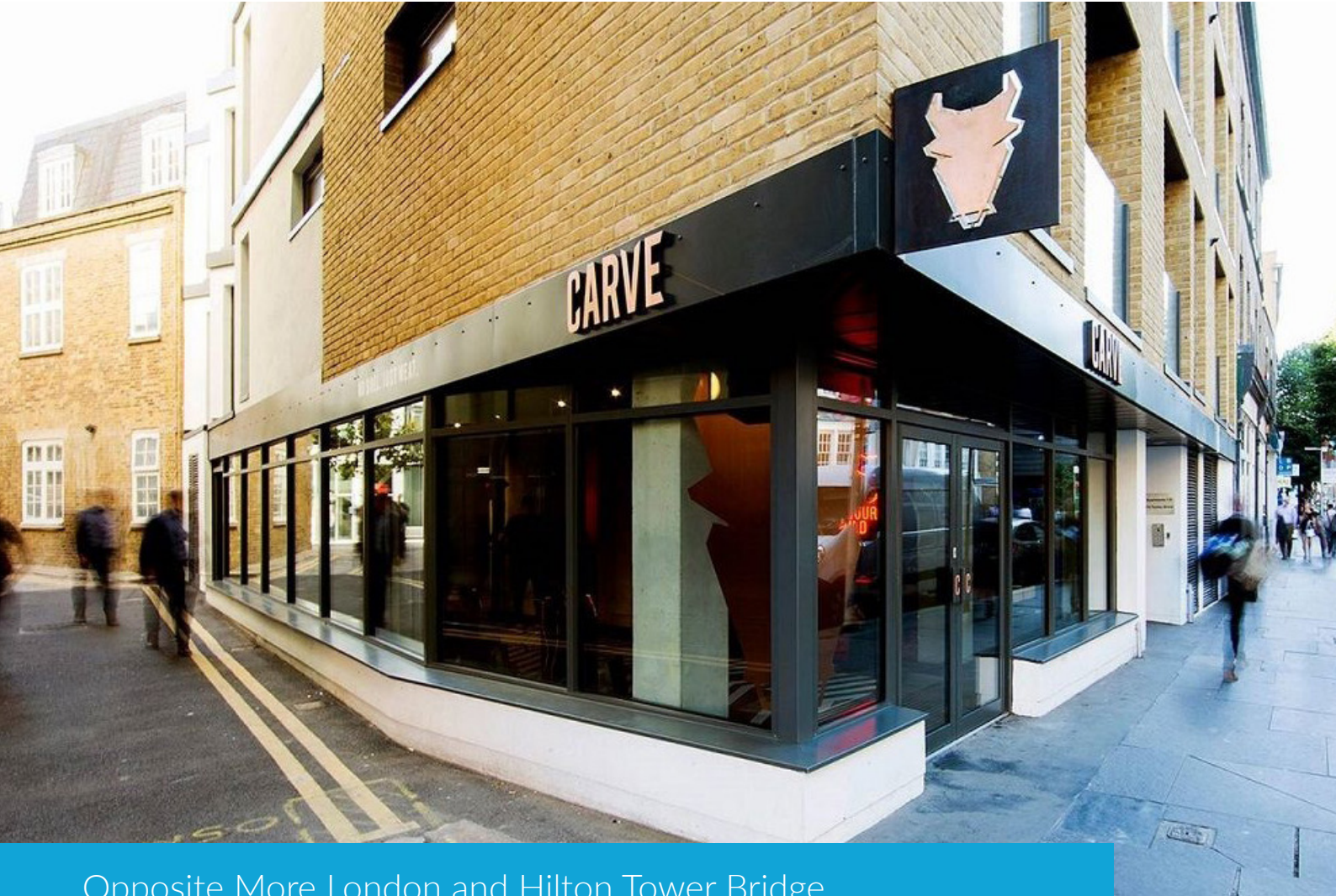




RETAIL PROPERTY
New Lease or Virtual-Freehold

Tooley Street - "E-Class" - A1, A2, A3, B1, D1, D2 (STP)
Opposite More London and Hilton Tower Bridge



Opposite More London and Hilton Tower Bridge
Close to London Bridge Station
120 Tooley Street, London SE1 2TH

Approx. 1,500 sq ft

Location

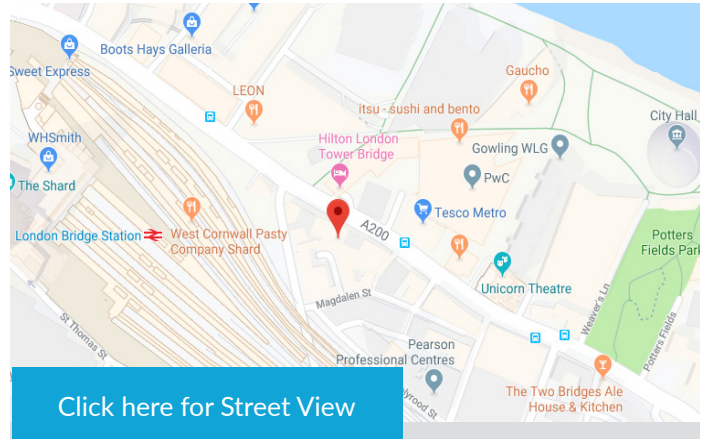
The premises are situated on Tooley Street, a short walk from London Bridge Train Station, near to the junction with Bermondsey Street. Major office occupiers in the immediate vicinity include PWC, Ernst & Young and Regus.

Major retail and leisure occupiers in the immediate vicinity include Tesco, Costa, Flat Iron, Chilango and Hilton Hotel Tower Bridge.

Nearby



Tooley Street - "E-Class" - A1, A2, A3, B1, D1, D2 (STP)
Opposite More London and Hilton Tower Bridge



[Click here for Street View](#)

Accommodation

The premises are arranged over ground floor only, providing the following approximate areas:

Ground Floor	1,500 sq ft
Total Internal Area	1,500 sq ft 139.41 sq m

Rates

We understand that the property is assessed as follows.

Rateable Value	£59,500
Payable 2020/21	£nil

Interested parties are advised to verify with the Local Authority.

Lease

A new full repairing and insuring lease for a term to be agreed. Rent on application. Rents are exclusive of rates, Service Charge and all other outgoings.

EPC

An Energy Performance Certificate is available upon request.

Virtual-Freehold

Our client will consider a sale of their Virtual-Freehold interest at a guide price of £1,750,000.

Legal costs

Each party to be responsible for payment of their own costs.

Use

"E-Class" - A1, A2, A3, B1, D1, D2.
Subject to any necessary consents.

Contact

For further information or a **strictly confidential** viewing contact:

Saul Fierstone
DD: 020 7009 0481
sf@lewiscraig.co.uk

Theo Benedyk
DD: 020 7009 0486
tb@lewiscraig.co.uk

3D Walkthrough

Click here for the 3D walkthrough and dollhouse -
<https://bit.ly/33VCo4O>