

SHORT-TERM FITTED CAFÉ OPPORTUNITY

# LONDON SE1 – 4 BOROUGH HIGH STREET

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ALL ABOUT LONDON



## Location

The unit is located on the northern end of Borough High Street, 140 metres from London Bridge Station and benefits from a high office density, with News International within 100 metres.

## Accommodation

The premises comprise the following dimensions and net internal floor areas:-

### Gross Frontage:

24.80 ft      7.56 m

### Ground Floor:

1,480 ft<sup>2</sup>      137.5 m<sup>2</sup>

The subject premises are to be redeveloped due for completion Q1 2018 and delivered as a fully fitted café unit.

## EPC

Available upon request.

## Lease

The premises are offered by way of new effective full repairing and insuring lease for a five year term subject to a landlord only rolling break clause after the third year.

The lease will be contracted outside of the security of tenure of the Landlord and Tenant Act 1954, subject to five yearly upward only rent reviews.

## Rent

£75,000 per annum exclusive or a percentage of turnover, whichever is the higher and will be exclusive of rates and service charge.

## Rates payable

To be reassessed.

Further details are available from [www.voa.gov.uk](http://www.voa.gov.uk)

Nearby occupiers

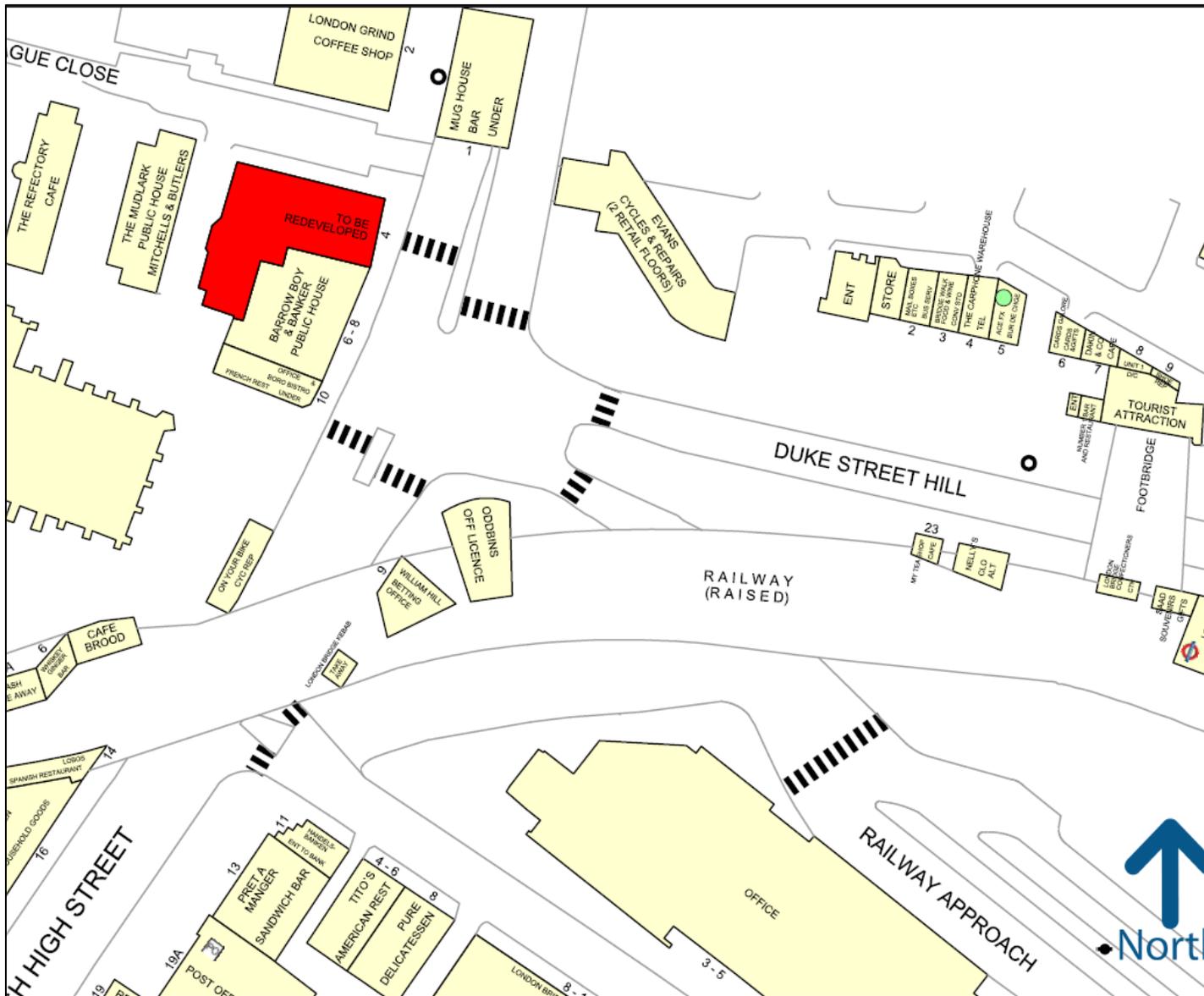
**GRIND**



**EVANS  
CYCLES**

**BOROUGH KITCHEN**





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 Ordnance Survey 100017316

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