

LEASE ASSIGNMENT OR SUB LETTING – LETTING – PRIME RETAIL

KALMARs

COMMERCIAL

020 7403 0600

565 SQ FT (52.5 SQ M)



**92 BERMONDSEY STREET
LONDON
SE1 3UB**

AVAILABLE ASSIGNMENT OR SUBLETTING OF PRIME RETAIL UNIT

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LOCATION

This well-presented retail unit is situated in the heart of Bermondsey Street which is known for its high quality bars, restaurants and retail offerings.

London Bridge station is within 400 meters of the property which provides access to National Rail, Overground, Northern and Jubilee line tube services.

Borough Market is also only a short walk from the property.

USE CLASS

A1 Retail

The existing tenant benefits from an alcohol licence at the premises and would be willing to facilitate the transfer of this to any incoming occupier.

TENURE

The property is currently let on a lease for a term of 20 years from May 2017 at a passing rent of £33,000 per annum exclusive.

The next rent review 2022.

Assignment: The lease can be assigned with the existing tenant seeking a premium of £85,000.

Sub Letting: The current tenant would consider a sub letting at market rent of £55,000 per annum exclusive.

DESCRIPTION

This ground floor retail unit provides a great retail presence on Bermondsey Street.

Arranged over ground floor with primary retail space at the front of the unit and a secondary area to the rear which could be used as a back of house area or for traditional retail purposes.

The unit also benefits from a basement area for storage.

SIZE

Floor	Sq ft	Sq M
Ground floor	565	52.5
Basement	376	34.9
Total	941	87

