

## RESTAURANT UNITS TO LET

# ARCHES 81, 82, & 83 SCORESBY STREET SOUTHWARK LONDON SE1

### LOCATION

These restaurants are situated within three railway arches and are located close to Southwark Tube Station.

Southwark is already an established office, restaurant and leisure destination. Scoresby Street is currently home to a number of bars and restaurants including **Nando's**, **Flying Fish Sushi**, **Mar I Terra** and **Blackfriars Wine Bar**.

These restaurants are in close proximity to the recently redeveloped Union Yard Scheme where occupiers include **Union Street Theatre**, **Macellaio RC**, **Balabaya**, **Spanish Theatre** and **Flying Fantastic**. Other nearby restaurants include **The Baltic Restaurant**, **The Anchor & Hope PH** and **Gordon Ramsey's Union Street Cafe**.

### ACCOMMODATION

The proposed accommodation will be refurbished with new glazed frontages. The proposed net internal floor areas are set out below:

#### Unit 81

Ground Floor Area	185 sq m	1,989 sq ft
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#### Unit 82

Ground Floor Area	167 sq m	1,794 sq ft
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#### Unit 83

Ground Floor Area	197 sq m	2,125 sq ft
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The unit will be handed over in shell specification with capped off services.

It may be possible to place tables and chairs on the pavement outside, subject to local authority consent.

### LEASE TERMS

The properties are to be let on new effectively full repairing and insuring leases with five yearly upward-only rent reviews subject to standard Network Rail break clauses.



\*Indicative image only

### QUOTING RENT

**Unit 81: £77,500** per annum.

**Unit 82: £70,000** per annum.

**Unit 83: £82,500** per annum.

### LEGAL COSTS

Each party to bear responsibility for their own legal costs incurred in this transaction.

### VAT

All figures referred to are exclusive of VAT (if applicable).

### RATES

These units are yet to be reassessed for rating purposes. For further information please contact Southwark Council on: 020 7525 5000

### HANDOVER

Available for immediate occupation subject to vacant possession.

### VIEWING

Strictly by appointment through the sole agents Montagu Evans (☎ 020 7493 4002):-

#### **Nick Goodman**

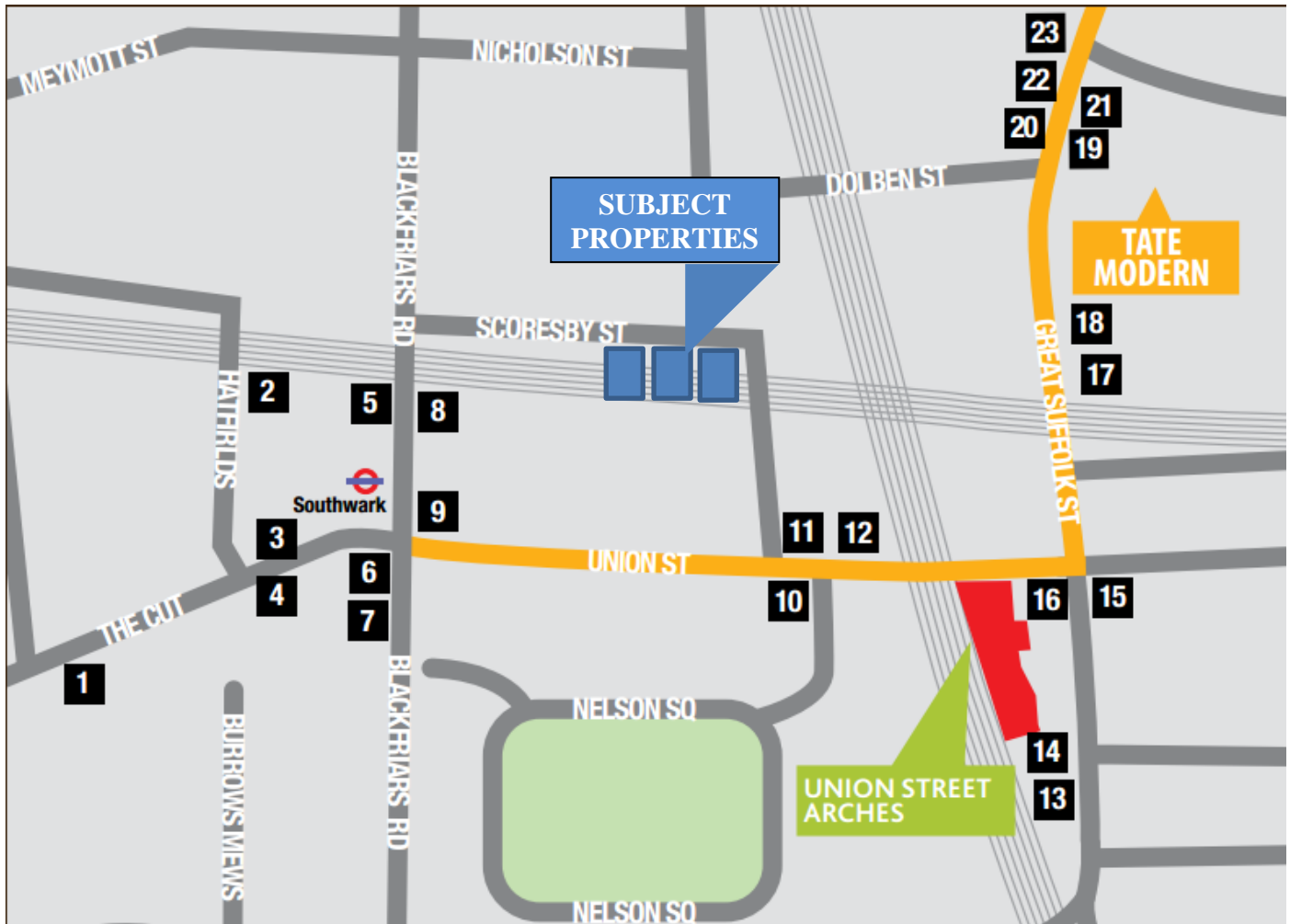
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#### **Paul Bugeja**


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## OCCUPIERS

1 Byron	9 Palestra House	17 The Ring Boxing Club	 Sign-posted route to Tate Modern.
2 Jack's Lounge	10 Lord Nelson	18 Fitness 4 Less Health Club	
3 Anchor & Hope	11 Travelodge	19 Tesco	
4 Tesco	12 Carlo's Kitchen	20 White Hart Public House	
5 Thai Silk Bar	13 Cafe Relaxo	21 Premier Inn	
6 The Ring Public House	14 The Flamingo Cafe	22 Costa	
7 The Baltic Restaurant Bar	15 Union Street Cafe	23 Sainsbury	
8 Nando's	16 Union Jack Public House		