

REFURBISHED A3 ARCHES TO LET POTENTIAL FOR A4/D2 USES (S.T.P.P)

### ARCHES 67 & 68 ALBERT EMBANKMENT VAUXHALL SE11 5AW

#### **LOCATION**

Arches 67 and 68 are situated with dual aspect on Albert Enbankment and Goding Street, which runs adjacent to Vauxhall Pleasure Gardens. They are located less than 100 yards from Vauxhall interchange: London Underground (Victoria Line), National Rail Services and Vauxhall Bus station.

Albert Enbankment is a busy area for pedestrians and commuters due to the prime location leading to the interchange. Nearby operators include **Counter Brasserie**, **Dirty Burger**, **Waitrose**, **Nando's**, and **Pret**.

Following the substantial refurbishment of 4 other arches along the same parade we can confirm that terms have been agreed with a British menu inspired restaurant, **Above the Stag** and **Mother Kelly's** craft beer taproom and bottleshop.

#### **ACCOMMODATION**

The accommodation has been refurbished with new glazed frontages installed and bi-folding doors on both sides. The proposed net internal floor areas are set out below:

#### Arch 67

Ground Floor Area 335 sq m 3,608 sq ft

Arch 68

Ground Floor Area 363 sq m 3,907 sq ft

**Arches 67-68** 

Ground Floor Area 698 sq m 7,515 sq ft

The unit will be handed over in shell specification with capped off services.

The arches have part exposed sandblasted brickwork and part merlin grey cladding.

It may be possible to place tables and chairs on the pavement outside on both Goding Street and Albert Embankment, subject to local authority consent.

## 020 7493 4002

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#### **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.

#### **QUOTING RENT**

Arch 67: £135,000 per annum. Arch 68: £147,000 per annum. Arches 67-68: £265,000 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).

#### **EPC**

Available upon request.

#### **RATES**

These units are yet to be reassessed for rating purposes. For further information please contact Lambeth Council on: 020 8315 2255.

#### **VIEWING**

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

#### **Nick Goodman**

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#### Arches 67-68, Albert Embankment, Vauxhall



#### **Incoming Tenants**

To Let

Mother Kelly's

Above the Stag

Restaurant





