

## 58/60 STAMFORD STREET LONDON, SE1 9LX



### SHOP TO LET - WITHOUT PREMIUM

£50,000 p/a exclusive

### A1 USE

1,377 Sq ft

### CAFE PREMISES CONFIDENTIALLY AVAILABLE

Equidistant between Waterloo and Blackfriars Stations and just a few minutes walk from the Tate Modern, Imax Cinema, the Waterloo Campus of Kings College, London, The Schiller International School, the English Language Institute and the London Eye. The property is adjoined by **Pret A Manger** and the entrance to Toni & Guy's London Head Office.

Ground Floor	715 sq ft	66.4 m2
Basement	662 sq ft	61.5 m2
Total	1,377 sq ft	127.9 m2



Lease	A new effective full repairing and insuring lease for a term to be agreed.
Rent	£50,000 per annum exclusive - WITHOUT PREMIUM.
Rates	Interested parties are recommended to make their own enquiries with the Rating Department of Southwark Council, Tel: 020 7525 5505.
Legal Costs	Each party to be responsible for payment of their own legal costs incurred in the transaction.
EPC	Available upon request.
Viewing	Contact <b>DMA</b> - <b>Alex Cooper</b> <b>020 7318 6927 / acooper@dmaproperty.com</b> <b>WarrenDomb</b> <b>020 7318 6916 / wdomb@dmaproperty.com</b>  SUBJECT TO CONTRACT & VAT