

**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 Embankment 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 Embankment 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
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Arch 68

Ground Floor Area	363 sq m	3,907 sq ft
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Arches 67-68

Ground Floor Area	698 sq m	7,515 sq ft
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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.


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

nick.goodman@montagu-evans.co.uk

☎ 020 7312 7432

Paul Bugeja

paul.bugeja@montagu-evans.co.uk

☎ 020 7312 7471

Arches 67-68, Albert Embankment, Vauxhall



Incoming Tenants

To Let



Mother Kelly's



Above the Stag



Restaurant

