

Prime Shop Lease Available

73 The Cut Southwark



LOCATION

The subject property occupies a prime trading position on The Cut, close to Waterloo Station and Southwark Underground Station. The unit is located between **Pret A Manger** and **Betfred**. Other multiple retailers located close by include **Sainsbury's Local**, **Caffe Nero**, **Evans Cycles** and **Costa Coffee**.

An extract from the street plan is attached upon which the property has been highlighted.

ACCOMMODATION

The property is arranged over ground floor and basement comprising the following approximate net internal floor areas and dimensions:-

| | | |
|------------------------|------------|------------|
| Gross Frontage | 15 ft 2 in | 6.55 m |
| Net Frontage | 13 ft 6 in | 5.79 m |
| Internal Width | 18 ft 2 in | 5.56 m |
| Shop Depth | 50 ft 2 in | 15.30 m |
| Ground Floor Sales | 822 sq ft | 76.39 sq m |
| Ground Floor Ancillary | 221 sq ft | 20.55 sq m |
| Basement Storage | 445 sq ft | 41.35 sq m |

LEASE

The property is available by way of an existing effectively full repairing and insuring lease expiring 30th October 2023 at a current rent of **£42,000 per annum** exclusive of rates and VAT.

RATES

We have been verbally advised that the property is assessed as follows:-

| | |
|----------------|---------|
| Rateable Value | £34,000 |
| UBR (2019/20) | £0.491 |
| Rates Payable | £16,694 |

EPC

An EPC has been commissioned and a copy can be provided upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWING

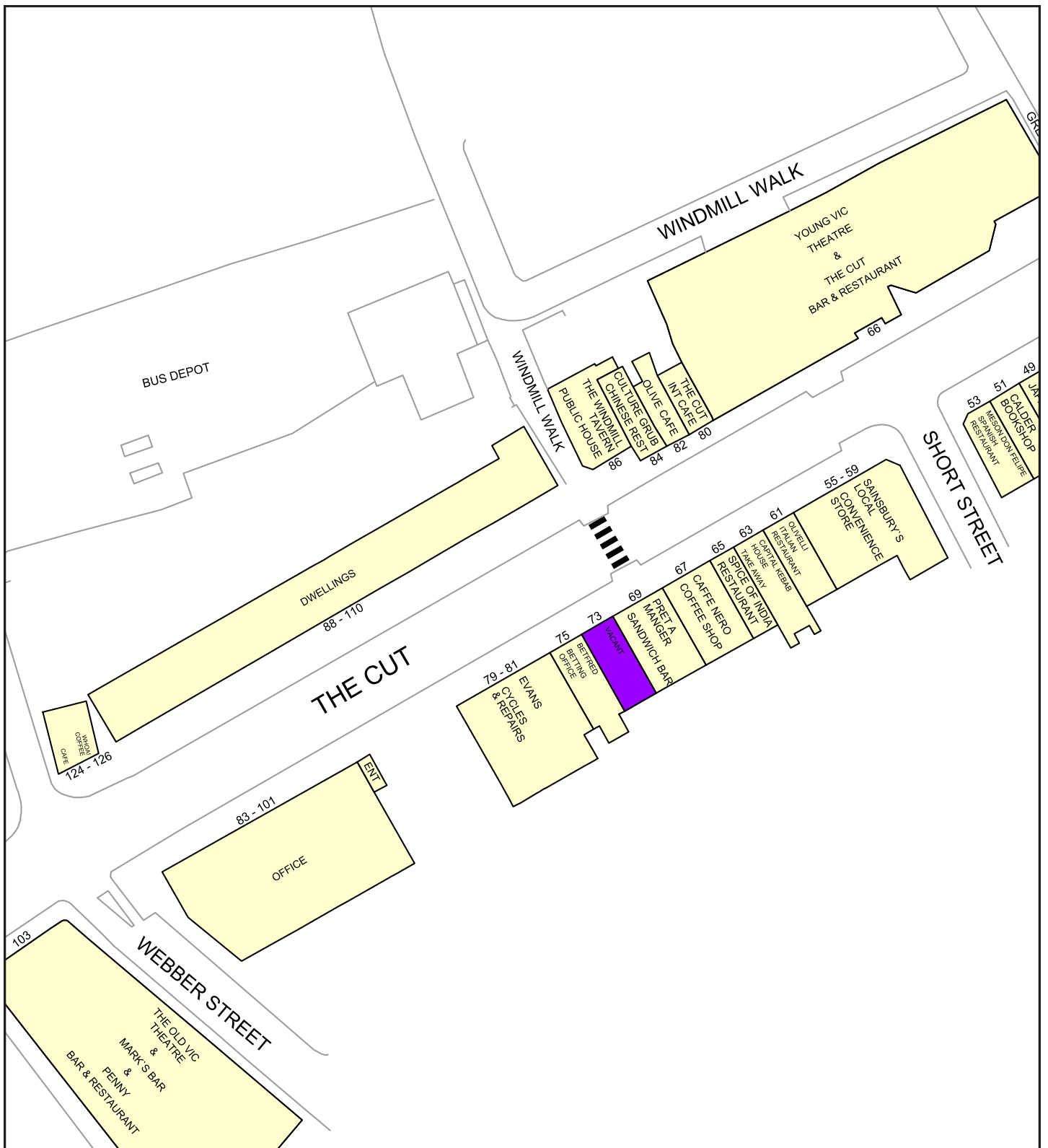
All viewings are strictly by prior appointment. For further information or arrangements to inspect please contact:

Rory Gittins
rory@primeretailproperty.com

Richard Criss
richard@primeretailproperty.com

020 7016 5340

Subject to contract



Prime Retail.

Property Consultants

2 Conduit Street
London W1S 2XB

020 7016 5340
primeretailproperty.com