



Arches 81-84
Scoresby Street
Southwark
London
SE1 0XN



TO LET

Two Remaining A3 Opportunities

1,794 | ~~1,989~~ | 2,125 | ~~2,488~~ sq ft

 **Grant Mills Wood**
chartered surveyors

www.grantmillswood.com
020 7629 8501

Location

The restaurants are situated within three railway arches in close proximity to Southwark Underground station (Jubilee Line). Scoresby Street (via Dolben Street) is the cut through between the underground station and Southwark Street. 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.

Description

The accommodation has recently been updated with new glazed arch frontages with bi-folding doors. The arches have strip lighting and capped services including gas, electricity, water and waste. It may be possible to place tables and chairs on the pavement outside, subject to local authority consent.

Floor Areas (GIA) & Rent

Arch	Sq ft	(m ²)	Rent per annum exc
81	1,989	U/O	£77,500
82	1,794	167	£70,000
83	2,125	197	£82,500
84	2,488	LET	£97,000

Rates

We recommend prospective occupiers make their own enquiries through the London Borough of Southwark in respect of rates.

Terms

The arches are available on new full repairing and insuring leases for a term by agreement. See table above for quoting rents which are exclusive and plus VAT. Subject to Contract.

Legal Costs

Each party is to bear their own legal costs.

EPC

Energy Performance certificates will be available shortly.



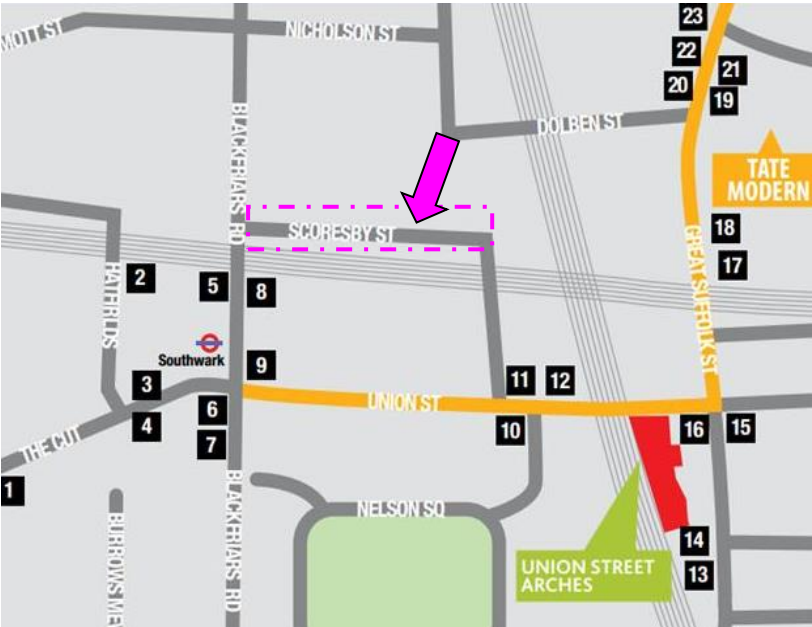
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Viewing

Viewings are available strictly by appointment through joint agents Grant Mills Wood:-

Nicholas Judd: Nicholasj@grantmillswood.com

Jonathan Hay: Jonathanh@grantmillswood.com



OCCUPIERS

- | | |
|-----------------------------|----------------------------|
| 1 Byron | 9 Palestra House |
| 2 Jack's Lounge | 10 Lord Nelson |
| 3 Anchor & Hope | 11 Travelodge |
| 4 Tesco | 12 Carlo's Kitchen |
| 5 Thai Silk Bar | 13 Cafe Relaxo |
| 6 The Ring Public House | 14 The Flamingo Cafe |
| 7 The Baltic Restaurant Bar | 15 Union Street Cafe |
| 8 Nando's | 16 Union Jack Public House |
- 17 The Ring Boxing Club

18 Fitness 4 Less Health Club

19 Tesco

20 White Hart Public House

21 Premier Inn

22 Costa

23 Sainsbury



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