



56/58 SOUTHWARK STREET, LONDON SE1 1UN

Fully Fitted Basement Gym Premises To Let

2,761 SQ FT / 256.50 SQ M



56/58 SOUTHWARK STREET, LONDON SE1 1UN

LOCATION

The property is located on Southwark Street 350m to the west of London Bridge Station. It is between the major office developments at Bankside and the transport hub.

Borough Market and the new Borough Yards development are also situated nearby.

Nearby occupiers include **Lantana and Miraflores**.

TENURE

A new lease is to be made available for a term to be agreed.

RENT

£55,000 per annum exclusive.

ACCOMMODATION

The property is currently fully fitted as a gym and is accessed from Thrale Street via a discreet entrance. The gym includes changing and shower facilities and W/C accommodation.

The unit has the following approximate dimensions and areas:

| | | |
|----------|-------------|-------------|
| Basement | 2,761 sq ft | 256.50 sq m |
|----------|-------------|-------------|

RATES (2023/24)

Rateable Value: £66,500

Rates payable (UBR multiplier: £0.512): £34,048

A business may be entitled to 75% off the chargeable amount, up to a figure of £110,000, from 1 April 2023 to 31 March 2024. All interested parties should verify the business rates with the relevant local authority.

USE

The premises benefit from Class E planning consent which will enable the premises to be used for various commercial uses such as retail, restaurant, office and gym without the need for change of use.

LEGAL COSTS

Each party to be responsible for its own costs.

EPC

An EPC will be made available upon request.

VIEWING

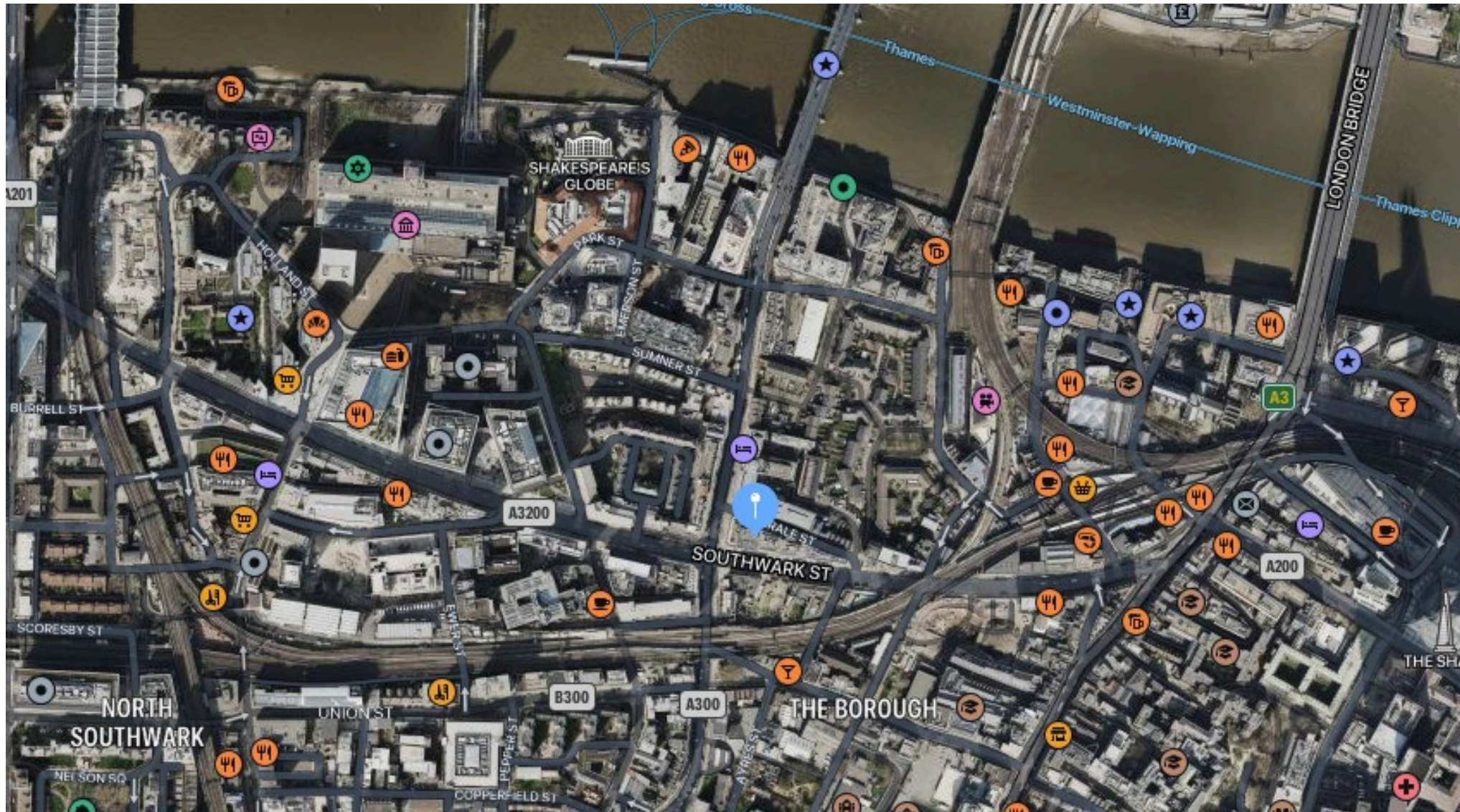
By appointment with sole agent Stephen Kane & Company.
Tel: 0207 224 0101 | www.stephenkane.co.uk

CONTACT

Kristian Kendall
kjk@stephenkane.co.uk | 07917 347 434

Ewan Stacey
es@stephenkane.co.uk | 07415336490

56/58 SOUTHWARK STREET, LONDON SE1 1UN



Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation, or warranty whatever is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation, or warranty whatever is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings.