



19 Borough High Street, London, SE1 9SE

STAFF UNAWARE / NO DIRECT APPROACHES

Location

Located opposite Borough Market, one of the premier tourist destinations in London with 4.5 million tourists a year, the area is an established 7-day food and leisure destination. There is a large office population in the immediate area numerous serviced office operators and international HQ's including Ernst & Young, Tiffany & Co, Kraft Heinz and Al Jazeera amongst others. London Bridge underground and rail stations are within a minutes' walk. Local operators include Pret, Amazing Grace, Bunch of Grapes, Padella, Leon and Lobos Meat and Tapas amongst other national and independent operators.

For an understanding of the location please review [Google Street View](#)

Description

The premises occupy a prominent single frontage and are arranged over ground and lower grounds floors.

The gross internal area is understood to be:

Ground Floor	40.9 sq m	440 sq ft
Lower Ground Floor	54 sq m	580 sq ft
Total	95 sq m	1,020 sq ft

Lease

The premises are available by way of new lease for terms to be agreed.

Rent

Rent on application.

Planning

The premises benefit from E Class Planning permission.

Rating

The current rateable value of the premises is £45,250. Interested parties are advised to confirm with the VOA.

Licensing

There is a premises licence in place allowing the sale of alcohol on and off the premises at the following times:

Monday – Sunday	11:00 to 00:00
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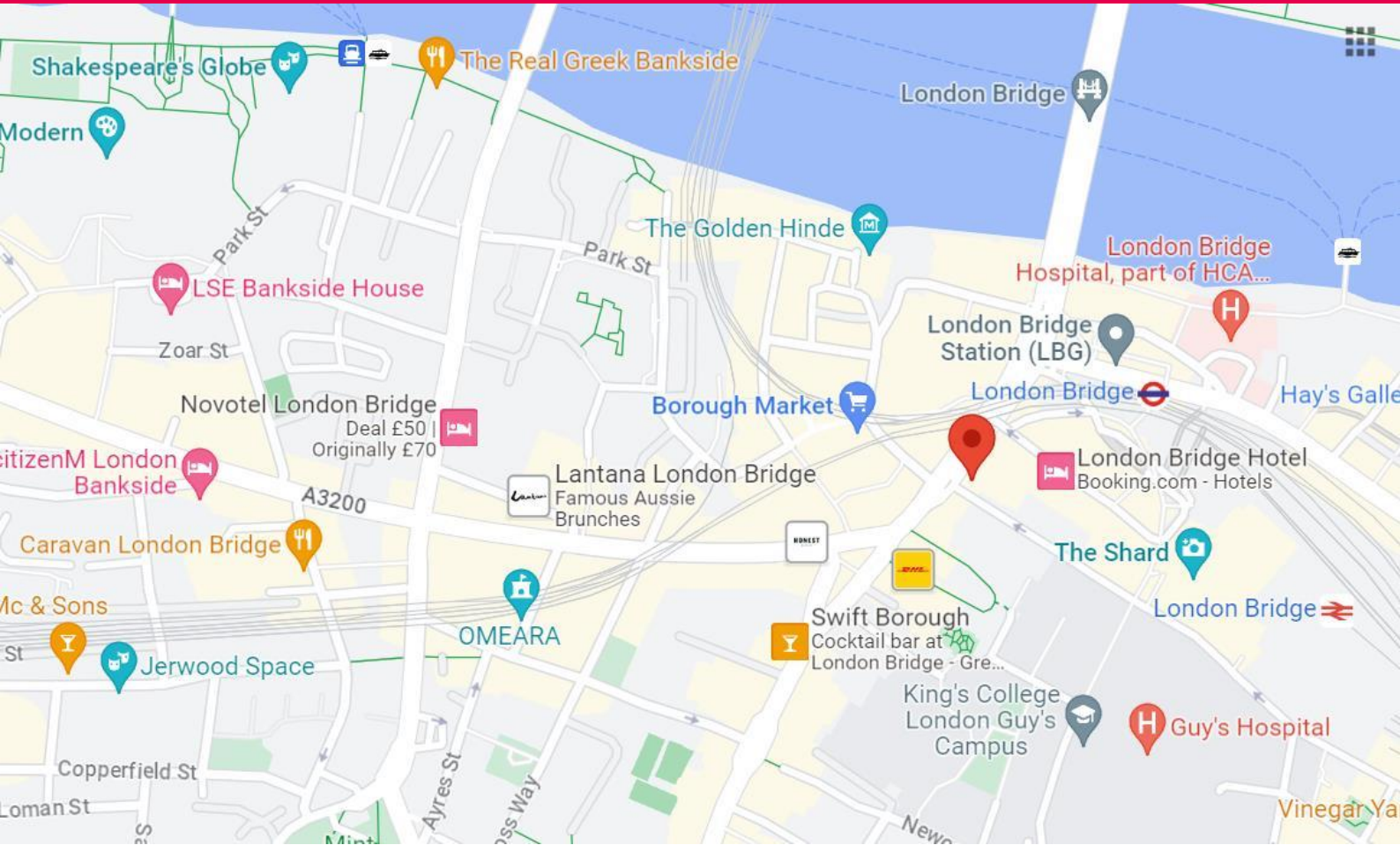
Further Details

An EPC has been commissioned and can be arranged upon request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with joint sole agent Davis Coffey Lyons: dcl.co.uk

Rob Meadows
Executive Director
0207 299 0738
rmeadows@dcl.co.uk

Phoebe Brydon
Agent
0207 299 0726
pbrydon@dcl.co.uk



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