



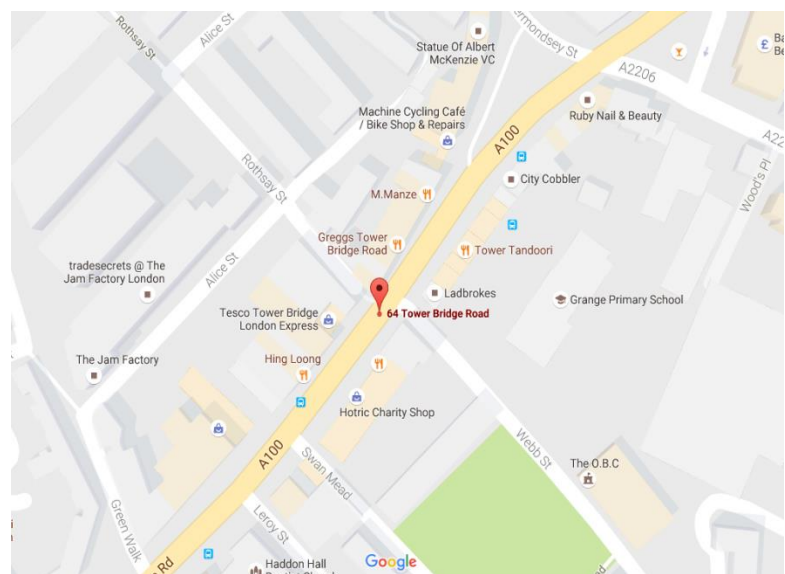
Former Hartley Public House, 64 Tower Bridge Road, London, SE1 4TR

Summary

- New Free Of Tie Lease
- Desirable Upper and Lower Ground Floor Building
- Prominent Trading Position
- Close to affluent Bermondsey Street
- Ground Floor 1,296 sq ft
- Lower Ground Floor 488 sq ft

Price: Nil Premium

Rent: Offers Invited



Viewing is strictly by prior appointment with sole agents
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Location

Prominently located on the corner of Webb Street and Tower Bridge Road (A100), approximately 0.5 miles from London Bridge Main line and Underground Station. The property is also in close proximity to Bermondsey Street and Bermondsey Square, and Village East.

[Google Street View](#)

Property

The property occupies the upper and lower ground floors of this 4-storey Victorian corner property.

The property is currently undergoing extensive building work which will create a newly formed raised ground floor which will provide natural lighting to the lower ground floor via new exterior windows. In addition there will be designated space for air conditioning, separate services and an enclosed and locked bin store to the rear.

The approximate sizes are as follows:

Ground	1,296 sq ft (120 sq m)
Lower Ground / Basement	488 sq ft (45 sq m)
Total	1,784 sq ft (166 sq m)



Handover

The property is to be handed over in shell condition.

Licensing

The premises licence permits the opening of the property from:

Sunday to Thursday	7.00 am to 12.00 pm
Friday & Saturday	7.00 am to 1.00 am

Tenure

Leasehold.

It is our client's intention to create a new FRI free of tie lease for the ground and basement floors of this building on standard commercial terms. Rental offers invited.

Business Rates

The property is listed in the VOA business rates list as having a rateable value of £20,000.

Price

Nil premium with rental offers invited.

Planning

The property has A4 planning consent.

Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions. Viewing is strictly by prior appointment with sole agents Davis Coffey Lyons.

