

195–205 Union Street Southwark SE1 0LH

Location

The premises are located in the heart of Southbank close to the junction of Great Suffolk Street and close by to Flat Iron Square and Old Union Yard. The area is highly popular with office workers, creatives and tourists and benefits from strong levels of footfall. Southwark Underground Station is within close proximity. Local operators include Bread Street Kitchen & Bar, Bala Baya, The Charlotte, Mc & Sons and numerous other independent and corporate operators.

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

Description

The premises are set within Embassy Tea House, an impressive refurbished warehouse. The premises are situated at Basement Level only with demised Ground Floor entrance. There is potential for extraction depending on the use. The premises will be handed over in shell condition with capped off services ready for incoming operators fit out.

We understand the Gross Internal Area to be:

Basement	3,587 sq ft	333 sq m
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Lease

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

Rent

Rental offers in excess of £110,000 pax will be considered.

Planning

The premises benefit from Sui Generis (bar use) Planning permission.

Rating

The rateable value will need to be reassessed upon completion of works.

Licensing

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

Monday - Wednesday	10:00 – 23:30
Thursday - Saturday	10:00 – 01:30
Sunday	10:00 – 23:30

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

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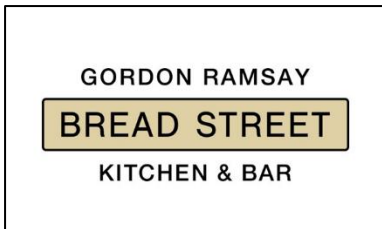
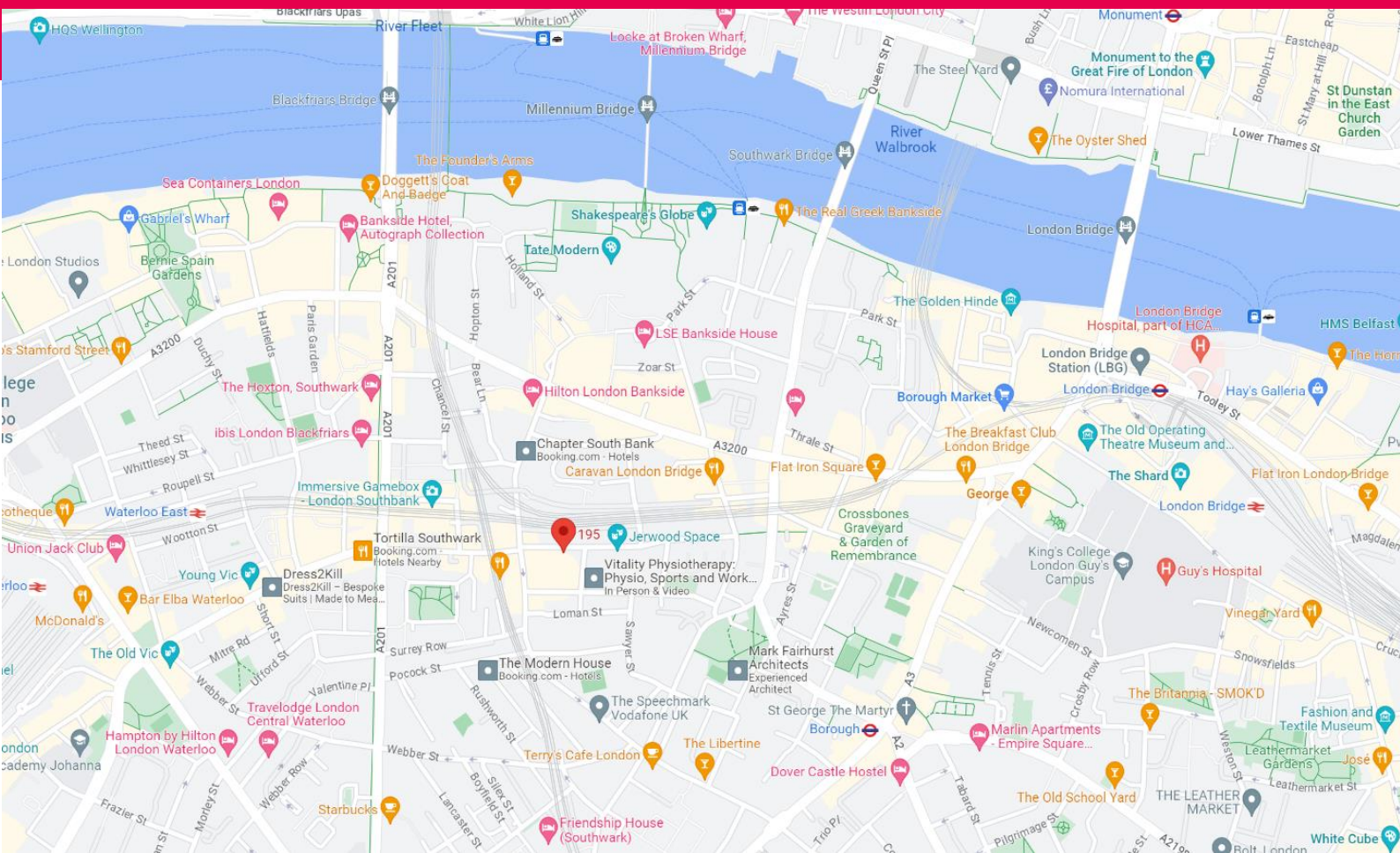
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**DAVIS
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NEW LEASE- UNION STREET, SE1

3,580 SQ FT - BAR OPPORTUNITY



JERWOOD SPACE

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