

**TO LET**  
**SELF-CONTAINED RETAIL / COMMERCIAL UNIT**  
**GROUND & LOWER GROUND FLOORS**  
**SHAD THAMES, LONDON SE1**



**SELF-CONTAINED RETAIL / OFFICE  
UNIT**

**GROUND/ LOWER FLOORS**

**FRONTAGE**

**SINGLE W.C**

**TEA-POINT**

**CLOSE TO AMENITIES**

**LONDON BRIDGE STATION WITHIN**

**WALKING DISTANCE**

**14, HORSELYDOWN ROAD, SHAD THAMES, LONDON SE1 2LN**  
**SIZE – 746 SQ FT (69 SQ M) (£29.50 PER SQ FT OVERALL).**

**TO LET - £22,000 P.A EXCL**  
**AVAILABLE NOW.**





## Location

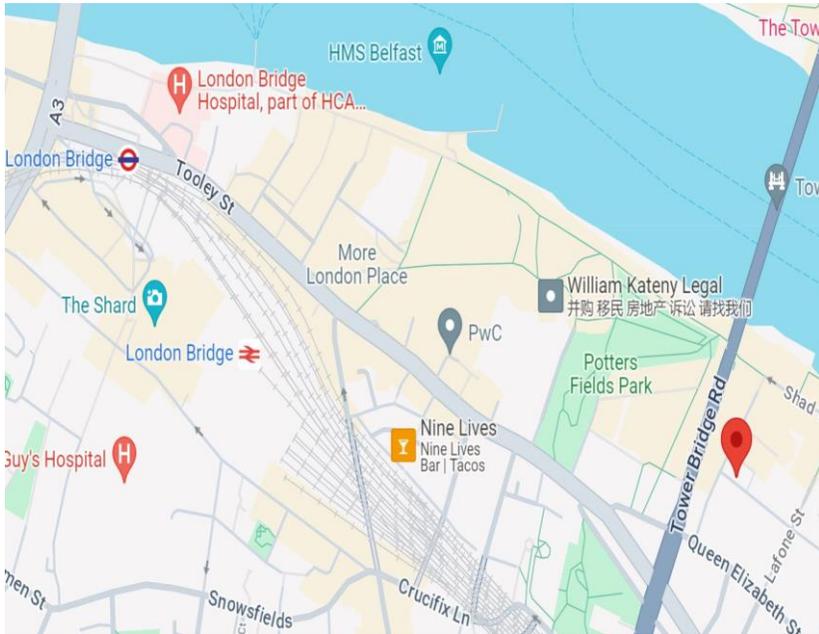
Located on Horselydown Road close to the junction with Gainsford Street and Shad Thames. The property forms part of an exclusive mixed use complex providing a host of local attractions to include a variety of bars, restaurants and other amenities. There are various bus routes serving all destinations with London Bridge mainline and underground station within walking distance.

## Description

A self-contained retail / commercial unit arranged over the ground & lower ground floors offering a variety of uses under Class E (Commercial, business & service). Both floors are open plan to include a single W.C and tea-point on the lower floor. The unit is due for refurbishment subject to terms and conditions.

|               |                           |
|---------------|---------------------------|
| Ground Floor: | 400 sq ft (37 sqm)        |
| Lower Floor:  | 346 sq ft (32 sqm)        |
| Total:        | <b>746 sq ft (69 sqm)</b> |

**Rent:** £22,000 per annum exclusive of all outgoings.



## Further Details

Ian Lim  
Lim Commercial  
E: [ian@limcommercial.com](mailto:ian@limcommercial.com)  
Tel: 07885 912 982

## Description

Specifications include:

- ❖ Self-contained unit
- ❖ frontage
- ❖ Single W.C
- ❖ Tea-point
- ❖ Close to all amenities
- ❖ Walking distance to London Bridge

## Rent

£22,000 per annum exclusive of all outgoings. This equates to £29.50 per sq ft overall.

## Terms

New lease offered direct on terms by arrangement.

## Rates

The Rateable Value for the year 2024/25 is £16,500. Therefore the rates payable is approx. £8,000 per annum.

## Service Charge.

Approximately £3 per sq ft per annum.

## EPC

To be assessed.