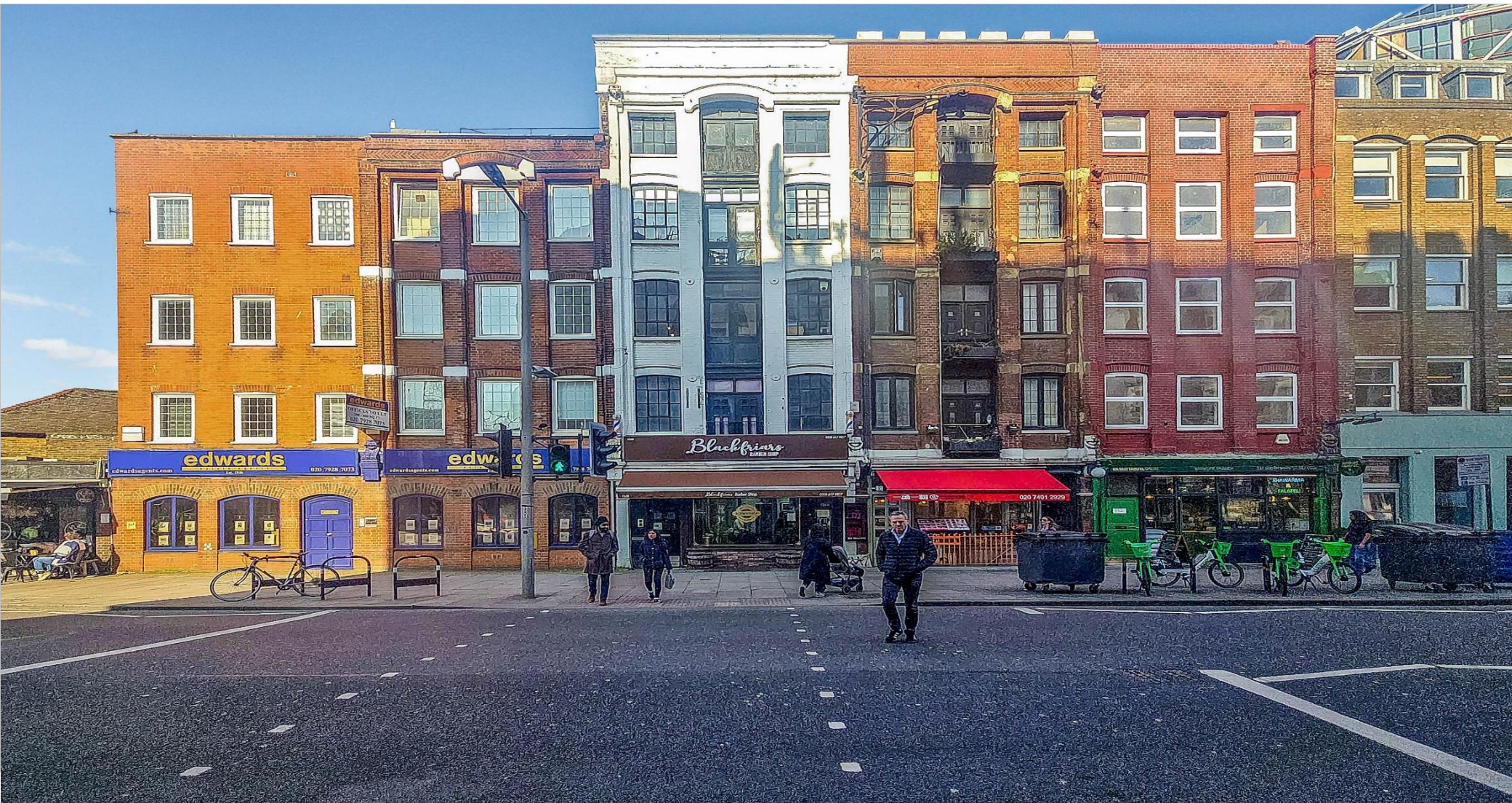


# LEASE ASSIGNMENT RETAIL UNIT IN CENTRAL SE1 (PREMIUM SOUGHT)

Tel: 07885 912 982



136 Southwark Street, London, SE1 0SW  
Approx. 744 sq. ft. (69 sq. m)

Rent - £19,000 per annum exclusive  
Available now



136 SOUTHWARK STREET, SE1 0SW





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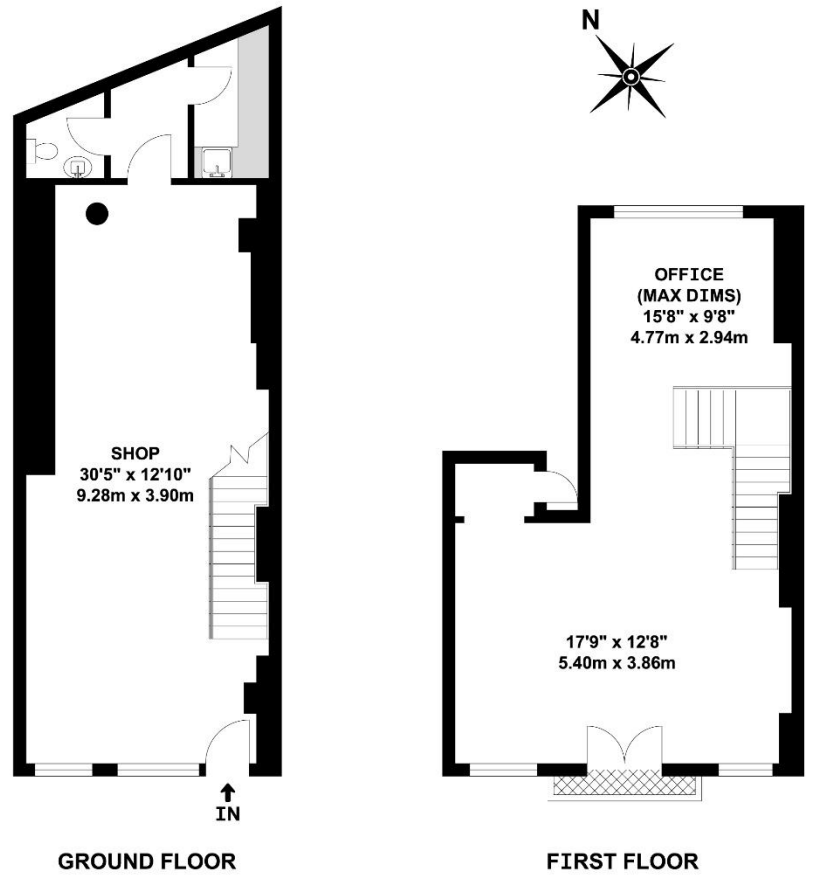




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136 SOUTHWARK STREET  
LONDON SE1



**APPROX. NET FLOOR AREA 743.57 SQ. FT / 69.08 SQ. M**

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER. FLOOR PLANS ARE NOT DONE TO "SCALE".

# 136 SOUTHWARK STREET, SE1 0SW

## **Location**

Located at the western end of Southwark Street, close to the junction with Hopton Street and within walking distance to Southwark station (jubilee line) and Blackfriars DLR (Circle & District lines).

## **The Property**

Arranged over the ground and mezzanine floors, trading as an established barber shop and located within a small parade of other retail shops. The commercial unit was recently refurbished throughout the ground floor and offers an open plan space together with a small kitchen and W.C at the rear. The mezzanine floor is currently used as storage only. However, there is huge potential to generate additional income by utilising the space for customers.

## **Lease**

The existing lease expires on 5<sup>th</sup> April 2026 and is contracted inside the Landlord & Tenant Act 1954.

## **Rent**

£19,000 per annum exclusive of all outgoings.

## **Service Charge**

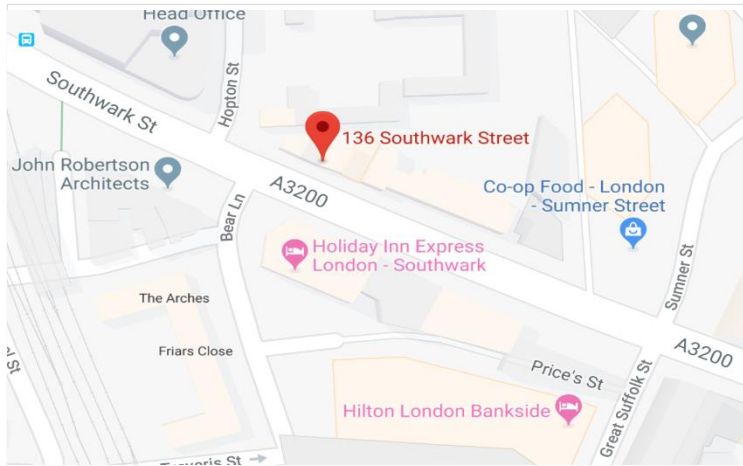
Approximately £3,000 per annum

## **Business Rates**

Approximately £8,100 per annum.

## **Premium**

Offers in the region of £60K for fixtures / fittings and goodwill.



### Location

Located at the western end of Southwark Street and close to the junction with Hopton Street. Walking distance to both London Bridge and Waterloo stations. Southwark station is approximately 5 minutes walk.

### Floor Area

Total: 744 sq ft (69 sqm)

### Term

Lease assignment for a term expiring 5<sup>th</sup> April 2026. There are no further rent reviews for the duration of the term. Lease is contracted inside the Landlord & Tenant Act 1954.

### ❖ Specifications

- ❖ Wood flooring
- ❖ Recessed spotlighting
- ❖ Electric heating
- ❖ Kitchen
- ❖ W.C
- ❖ Excellent natural light
- ❖ Central SE1 location

### VAT

Not applicable.. .

### Rates

The Rateable Value for 2025/26 is £16,250. Therefore the rates payable is approximately £8,100.

### EPC

EPC Rating = C - 63

### Service Charge

Approximately £3,000 per annum.

### Rent

£19,000 per annum  
quoted exclusive of all outgoings.

### Further Details

Ian Lim  
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