Peer Group PLC

Property Investment, development and management

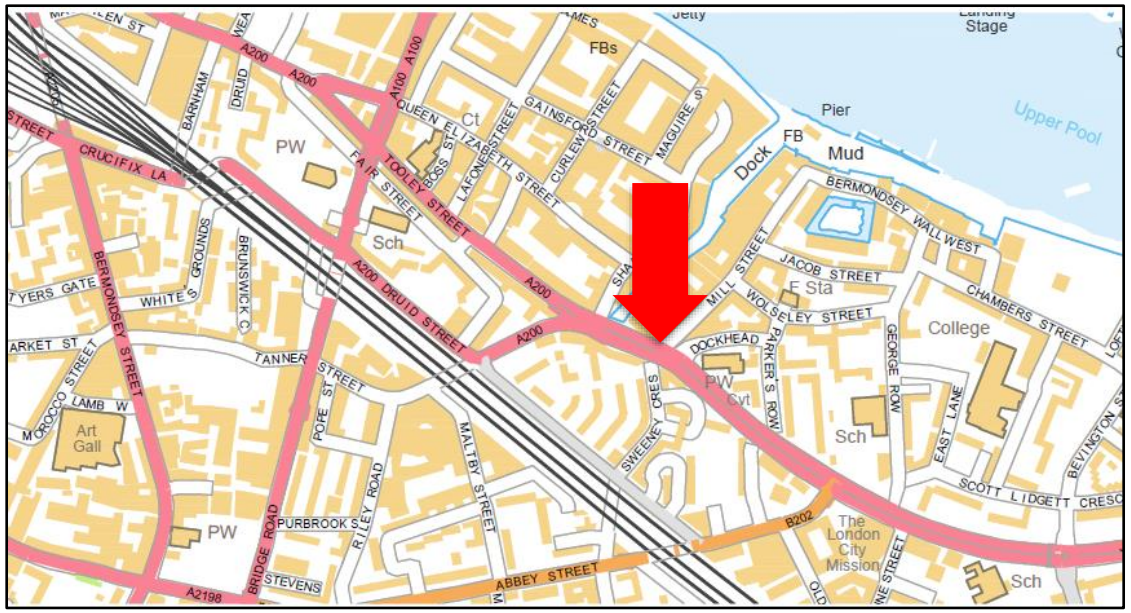
Shop To Let

Scott's Sufferance Wharf, 3 Mill Street, London, SE1 2DF

- Rent - £18,000 p.a.
- 647 sq. ft. (60.1 sq. m.)

SUBJECT TO CONTRACT

Scott's Sufferance Wharf, 3 Mill Street, London, SE1 2DF



LOCATION

The property is located on Mill Street which provides densely populated residential and a mix of retail and offices. London Bridge Underground Station (Northern & Jubilee Line) & Railway Station (Thameslink, Southern, South East Lines) and Bermondsey station (Jubilee Line) are all within walking distance.

DESCRIPTION

The available accommodation comprises a refurbished shop fully fitted as a hairdressers/massage salon. The property is arranged as a front hair salon with 3 separate massage rooms to the rear, Kitchen and WC. There is a well-maintained communal courtyard to the rear.

AMENITIES

- Fully refurbished and fitted
- All beauty salon equipment and furnishings included
- Maintained rear courtyard
- Kitchenette
- WC

ACCOMMODATION

We understand that the property has the following approximate Net Internal Area in accordance with the RICS Property Measurements Standards:

Ground Floor 647 sq. ft. (60.1 sq. m.)

TERMS

The shop is available by way of a new lease for a term to be agreed.

RENT
£18,000 p.a.

SERVICE CHARGE
£945 p.a.

BUSINESS RATES
The property is entered in the 2017 Rating List with a Rateable Value of £16,500.

USE
We understand the property may be used for A1 retail. However, the ingoing tenant must make their own enquiries of the planning authority to ensure that the proposed use is permissible prior to entering into any form of contract.

ENERGY PERFORMANCE CERTIFICATE
Band E (104)

VAT
The property is elected for payment of VAT.

LEGAL COSTS
Each party to bear their own legal costs incurred in respect of this transaction.

VIEWING & FURTHER INFORMATION

Peer Group Plc

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Peer Group Plc

A property owned and managed by Peer Group PLC
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MISREPRESENTATION
You should be aware that the Code for Leasing Business Premises strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through website www.leasingbusinesspremises.co.uk. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form any part of any contract. Peer Group and its employees have no authority to make any representation or give any warranty in relation to this property.

SUBJECT TO CONTRACT