



ROBINSON WEBSTER

INDEPENDENT RETAIL PROPERTY ADVISORS



LONDON, SOUTHWARK – UNIT 1, 202 UNION STREET, SE1 0LX

A1/A3/A4/D2 OPPORTUNITY - STAFF UNAWARE

Location

The subject premises occupy a prominent position on Union St in Southwark beneath a 202 room **Travelodge** and immediately behind **TFL's 300,000 sq ft** Palestra building. **Southwark Underground** station is 300 meters away on Blackfriars Rd.

The immediate area has undergone huge change with a number of exciting A3 operators opening in the last year. The area benefits from vibrant mix of office workers, tourist and evening leisure customers.

Accommodation

The property is arranged over ground floor and is currently subdivided into separate office accommodation. It is the intention to strip this back to shell.

Ground floor: 4,150 sq ft /
385.54 sq m

Planning

The property currently benefits from an A2 consent, but our client would consider a change of use to A1/A3/A4, or D2 subject to the necessary planning consent.

Tenure

A new 15 year effective FRI lease, subject to 5 yearly upward only rent reviews, subject to vacant possession.

Rent

On application

Rates

Rateable Value: £TBC
Rates Payable 17/18: £TBC

Interested parties are advised to make their own enquiries to Southwark council.

Viewing and Further Information

Through sole agents, Robinson Webster. Please note Staff are UNAWARE and are not to be approached under any circumstances.

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