

LONDON – SURREY QUAYS SHOPPING CENTRE

UNIT 16/17 (postal address 2/4)

SURREY QUAYS SHOPPING CENTRE, SE16

SHOP TO LET

LOCATION

Surrey Quays Shopping Centre is located two miles south east of Tower Bridge adjacent to Canada Water Bus Station/ and Tube Station. The 24,000 sq m (258,342 sq ft) centre is anchored by a **Tesco** superstore and **Bhs** department store, containing a first class tenant mix including **W H Smith**, **River Island**, **Starbucks** and **Boots**. The Shopping Centre benefits from 1,450 free car parking spaces.

ACCOMMODATION

The premises benefit from the following approximate areas:

Ground Floor Sales	181.53 sq m	1,954 sq ft
First Floor Ancillary	131.99 sq m	1,421 sq ft

TENURE

A new lease for a term of 3 years, with a mutual option to determine after 31st March 2016.

RENTAL

£118,500 per annum exclusive of service charge, rates, and VAT (if applicable).

RATES (2014/15)

Rateable Value	£98,500
Rates Payable	£46,394

Interested parties are advised to make their own enquiries with the local rating authority (Southwark Council 0207 525 5000).

SERVICE CHARGE

The premises are subject to an annual service charge levy of approximately £25,968 for 2014/2015.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in respect of this transaction.

FURTHER INFORMATION & VIEWINGS

For further information please contact **Graham Phillips** at Morgan Williams (020 7493 4455). Alternatively, joint agent McMullen Wilson (020 3058 0202).

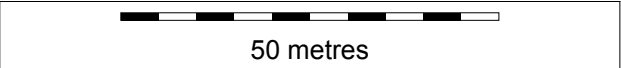
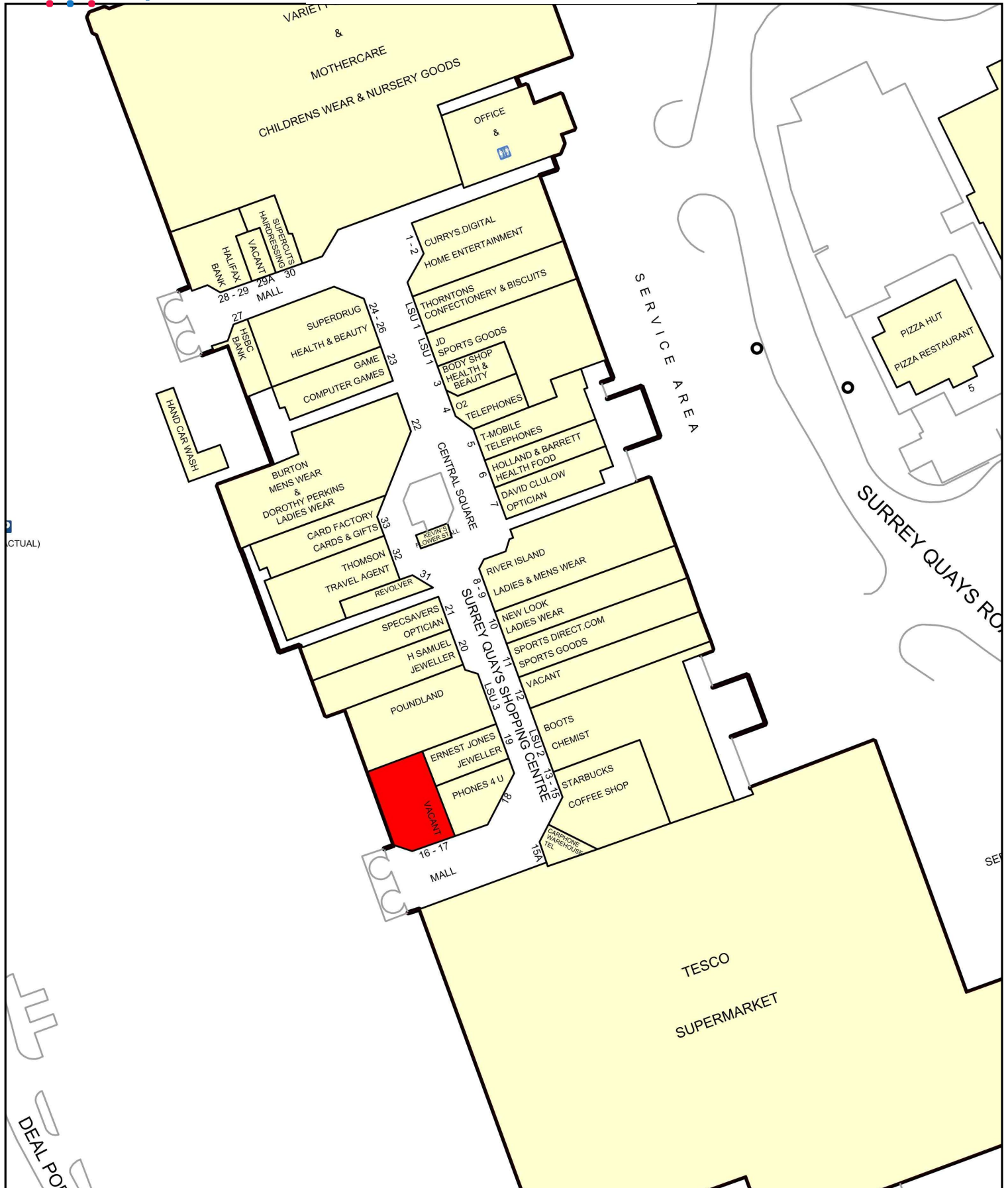
SUBJECT TO CONTRACT

MISREPRESENTATION ACT

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations or in particulars by vendor, lessors or agent. Measurements are approximate and for guidance only.

21 Hanover Square, London W1S 1JW

020 7493 4455
www.morganwilliams.co.uk



Experian Goad Plan Created: 22/01/2014
Created By: morgan williams