

LONDON – SURREY QUAYS SHOPPING CENTRE

UNIT1/2 (postal address 39/41)

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. The Shopping Centre benefits from 1,450 free car parking spaces. The subject unit is situated close to the Bhs entrance to the shopping centre adjacent to **Clarks** and in close proximity to **JD Sports**, **Dorothy Perkins** and **Superdrug**.

ACCOMMODATION

The premises benefit from the following approximate areas:

Ground Floor Sales	384.42 sq. m	4,138 sq. ft.
First Floor	173.07 sq. m	1,863 sq. ft.

TENURE

A new lease for a term of 3 years, with a mutual option to determine after 31st March 2017.

RENTAL

£159,500 per annum exclusive of service charge, rates and VAT (if applicable).

RATES (2015/2016)

Rateable Value	£139,000
Rates Payable	£68,249

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 £54,494.

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).

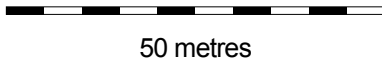
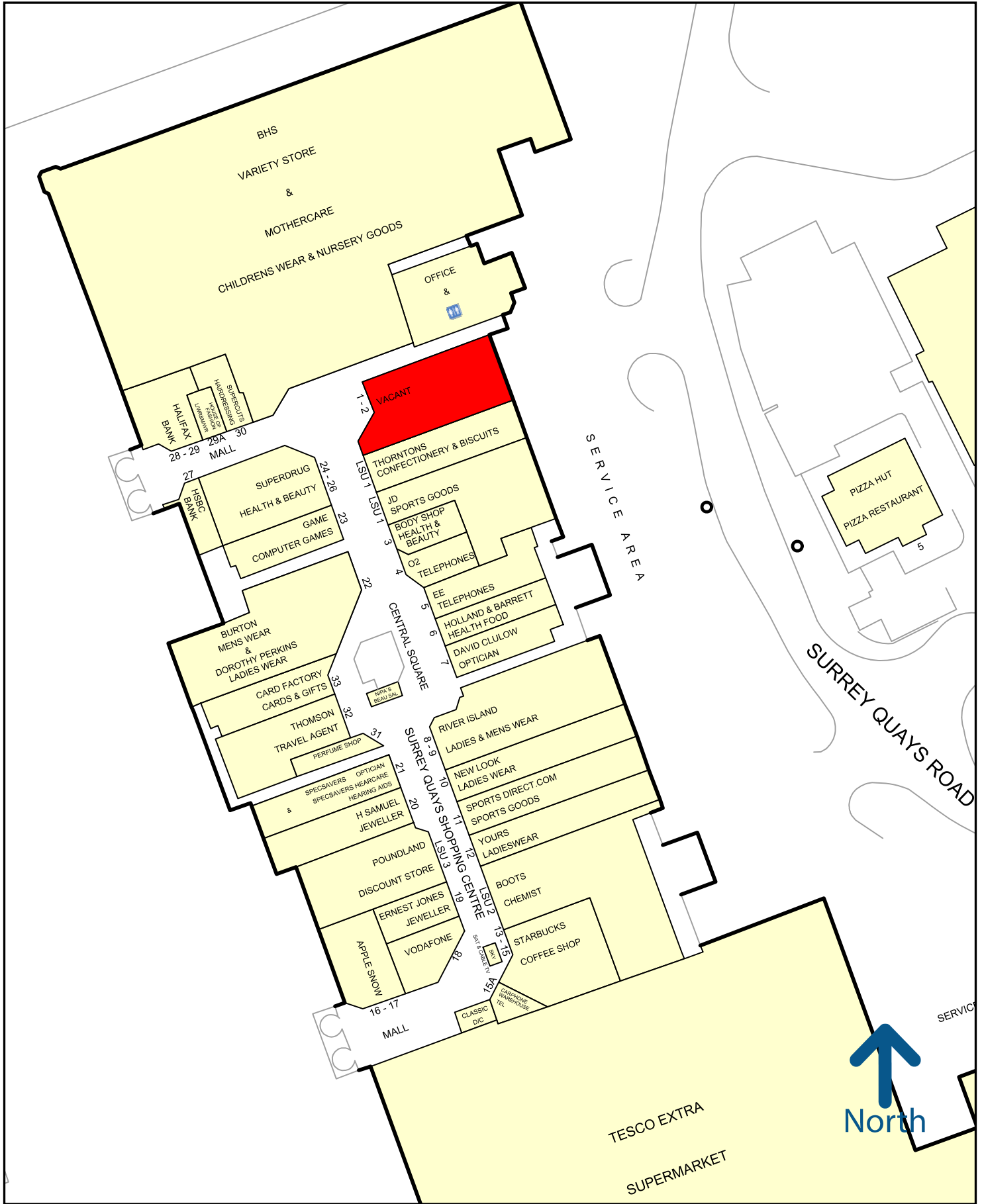
SUBJECT TO CONTRACT

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.

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Experian Goad Plan Created: 03/02/2016
Created By: morgan williams



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