


Location

Canada Water is a London Overground and London Underground Jubilee line station located in Rotherhithe, South London. It provides an interchange between the two lines and is in travelcard zone 2. The area is entering its second phase of regeneration with a new library, public square and new flats overlooking Canada Water. Footfall for the station is circa 16.3 million per annum.

Description

The property is located in a prominent position next to the ticket barriers at the underground exit of Canada Water Station. The unit is currently a newsagents and would be suitable for a similar dry use operator. The unit is in good condition and benefits from power but no water or drainage.

Lease

The shop is available by way of a new short term lease (until 23rd June 2019) contracted outside the Landlord and Tenant Act 1954 and is subject to a 6 month rolling Landlord break.

Rent

The rent payable to be in the region of **£23,000** per annum net of VAT and will be exclusive of rates and service charge.

Accommodation

Approximate ground floor area

243 sq ft

22.58 sq m

Rates

Rateable Value (2017/18): £16,000

UBR: 46.6

Rates Payable: £7,456

Interested parties are advised to check with the local council with regards to business rates.

Legal Costs

Each party is to be responsible for their own legal costs

Service Charge

The Landlord reserves the right to introduce a service charge at any time during the lease term to cover all RICS approved reasonable expenditure. Such charge is to be capped at an agreed amount.

EPC

An EPC has been requested from the landlord and will be provided in due course.

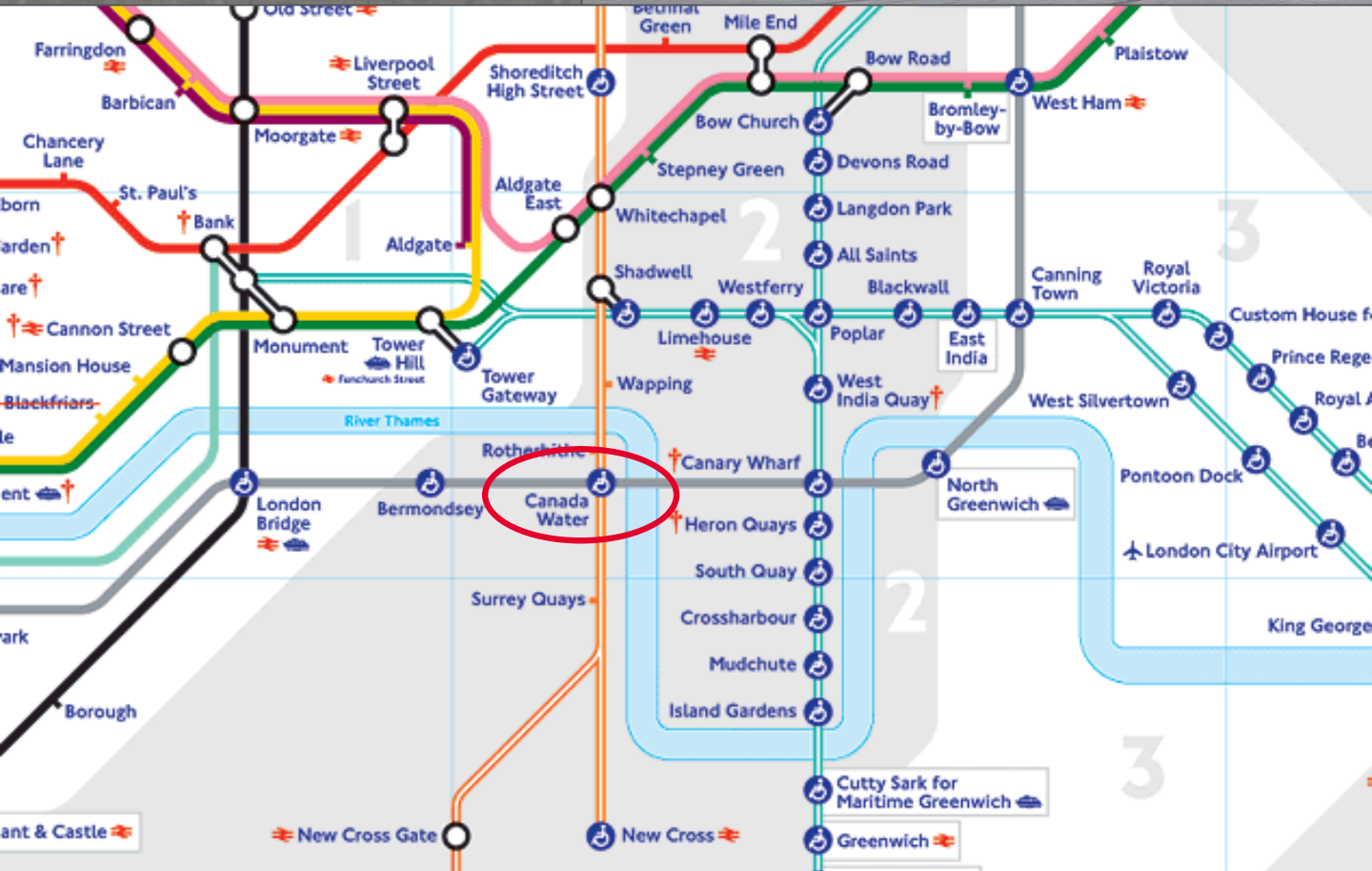
Offers

Interested parties will be expected to provide a formal business case with financials and visuals. Deadline for offers is the **6th April 2018**.

For more information, please contact:

Alice Hershman
0207 296 2368
Alice.Hershman@cushwake.com

43/45 Portman Square
London W1A 3BG
www.cushmanwakefield.com



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Regulated by the Royal Institution of Chartered Surveyors.