



## Retail & Office Premises For Sale/To let

### 18 Winchester Walk, Borough Market, London, SE1 9AG

#### Location

Located on Winchester Walk between Clink Street and Park Street and adjacent to the popular Borough Market.

There are host of bars, restaurants and other attractions to visit and a short walk to the river where other amenities can be found.

London Bridge mainline (Southern /Thameslink & Southeastern) and underground (Jubilee & Northern line) is approximately two minutes walk away offering various connections to all destinations.

#### Tenure

Long leasehold for sale for a term of 125 years from 29th September 2002.

Alternatively available by way of a new lease, with terms to be agreed.

#### Accommodation

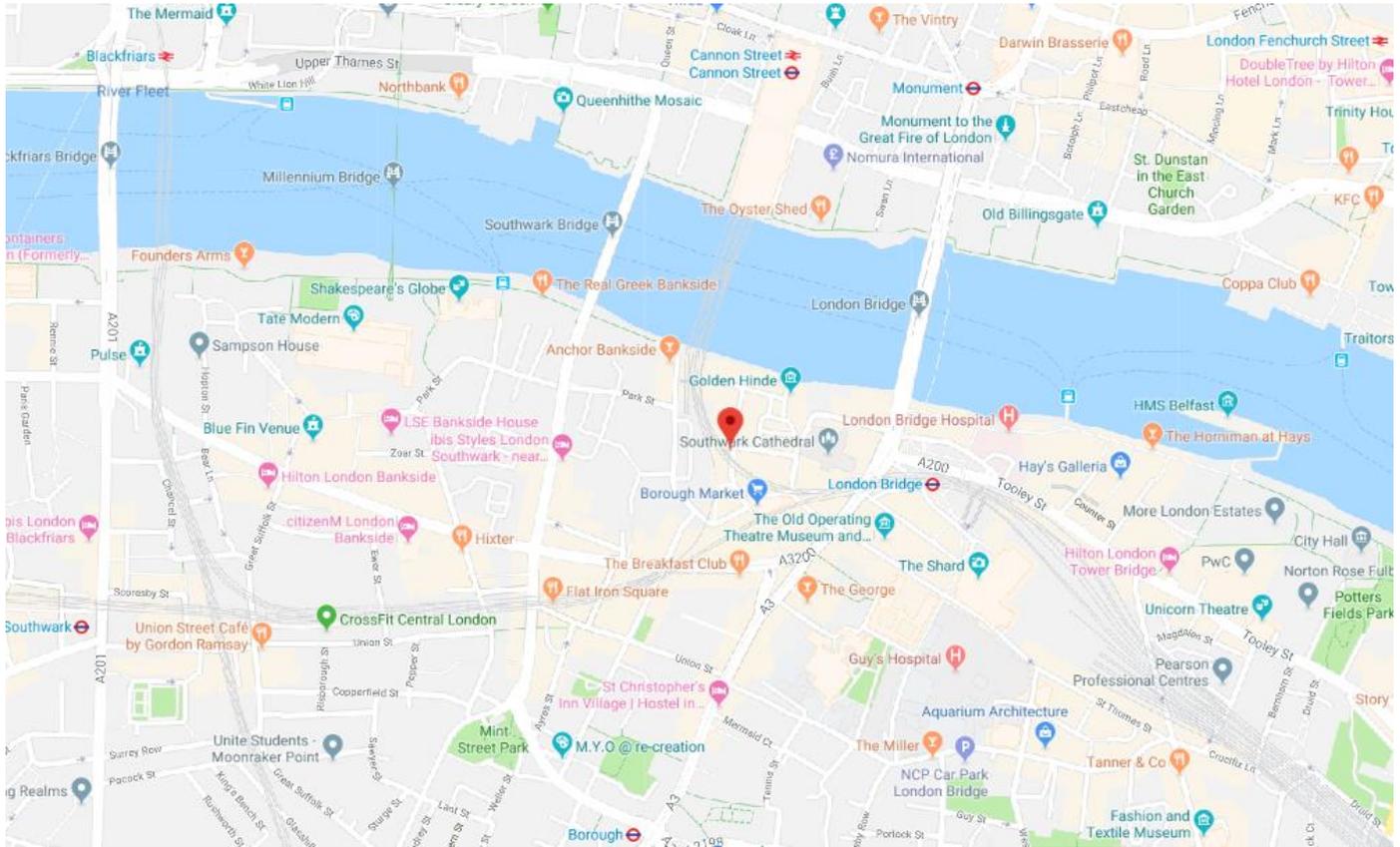
A self-contained office unit on the ground floor forming part of a mixed use development and arranged as a predominantly open plan work space with good natural light. The unit offers good office specifications and is located within all of the local attractions and amenities.. The space benefits from the following specification:

- Own entrance
- Wood flooring
- Cat 5 cabling
- Recessed spotlights
- W.C / Disabled W.C
- Kitchenette
- Fantastic location

#### Size

The unit has the following approximate floor areas:

First Floor:      800 sq.ft              74.3 sq.m



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#### Price

£999,950.

#### Ground Rent

£250 per annum.

#### Rent

£75,000 per annum exclusive

#### Service Charge

Upon Application.

#### Business Rates

Rateable Value: £19,250  
Rates Payable 19/20: £9,500p.a

#### Use

A1 & B1 use permitted.

#### VAT

The building is not elected for VAT.

#### EPC

EPC rating of C (65)

#### Contact

Through Joint Agents:

DPC Property:

Will Beresford MRICS

E: will@dymondpropertyconsulting.co.uk

M: 07392876416

Tom Dymond MRICS

E: tom@dymondpropertyconsulting.co.uk

M: 07810 756 399

Lim Commercial:

Ian Lim

E: ian@limcommercial.com

M: 07885 912 982