



UNION STREET | LONDON | SE1 1SG

## RESTAURANT OPPORTUNITY WITH FULL EXTRACTION

### Location

The subject property is located in the heart of London Bridge on Union Street at the junction of O'Meara Street and directly adjacent to Flat Iron Square. The area is renowned for its thriving restaurant, bar and retail scene.

The premises is well connected with London Bridge and Borough Underground station both a short walk away.

Nearby occupiers include: Lupins, Where the Pancakes Are, Tap & Bottle, and The Rose & Crown Pub

### Accommodation

Arranged over ground and basement floors providing the following approximate net internal floor area:

Ground :	1,325 sq ft	123 sq m
Basement:	1,614 sq ft	150 sq m
<b>Total:</b>	<b>2,939 sq ft</b>	<b>273 sq m</b>

### Term

A new full repairing and insuring Lease is available for a term to be agreed.

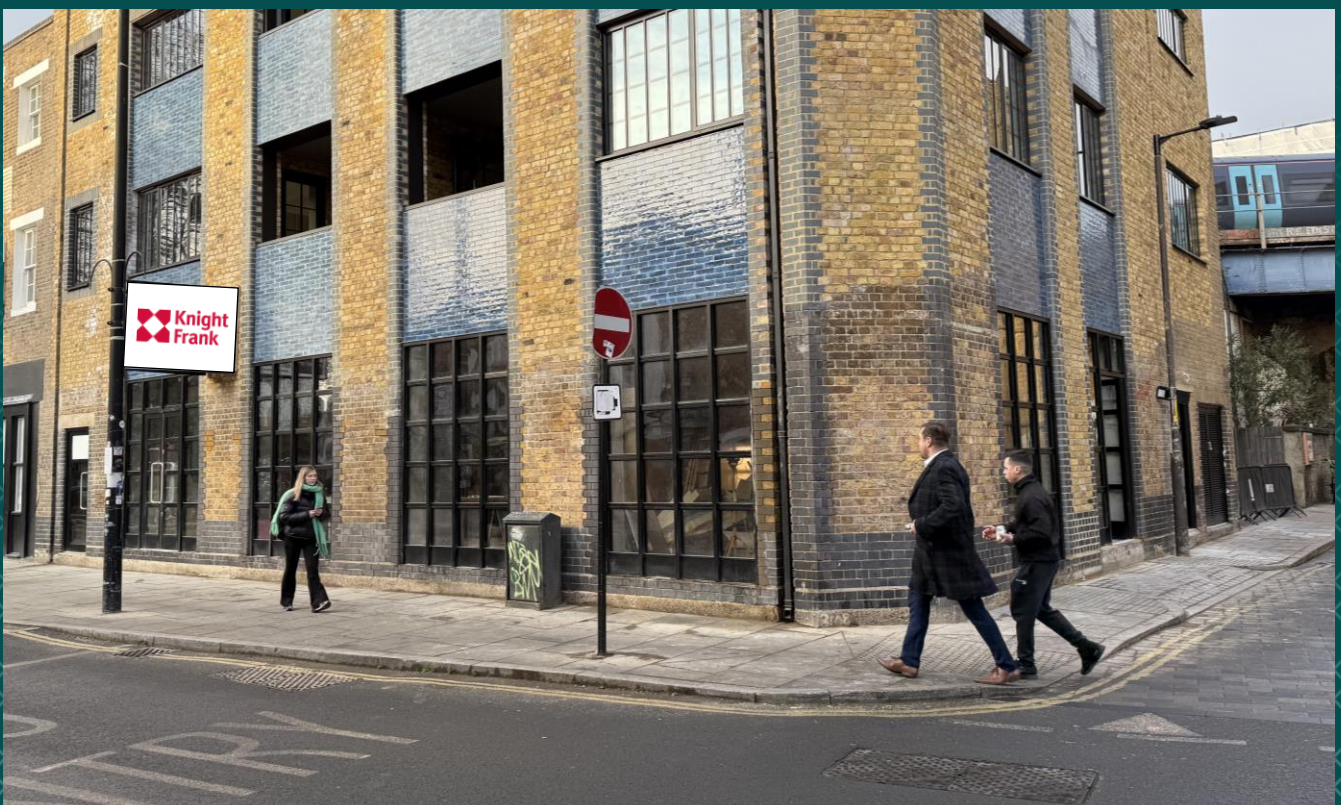
### Rent

On application.

### Rates

To be reassessed.

Interested parties are advised to make their own enquires.



54-58 UNION STREET | SE1 1SG



LEISURE

### EPC

Certificate available on request.

### Legal

Each party is responsible for its own legal costs incurred in this transaction.

**SUBJECT TO CONTRACT**

### Viewing

For further information, please contact:

**Harry Hill**

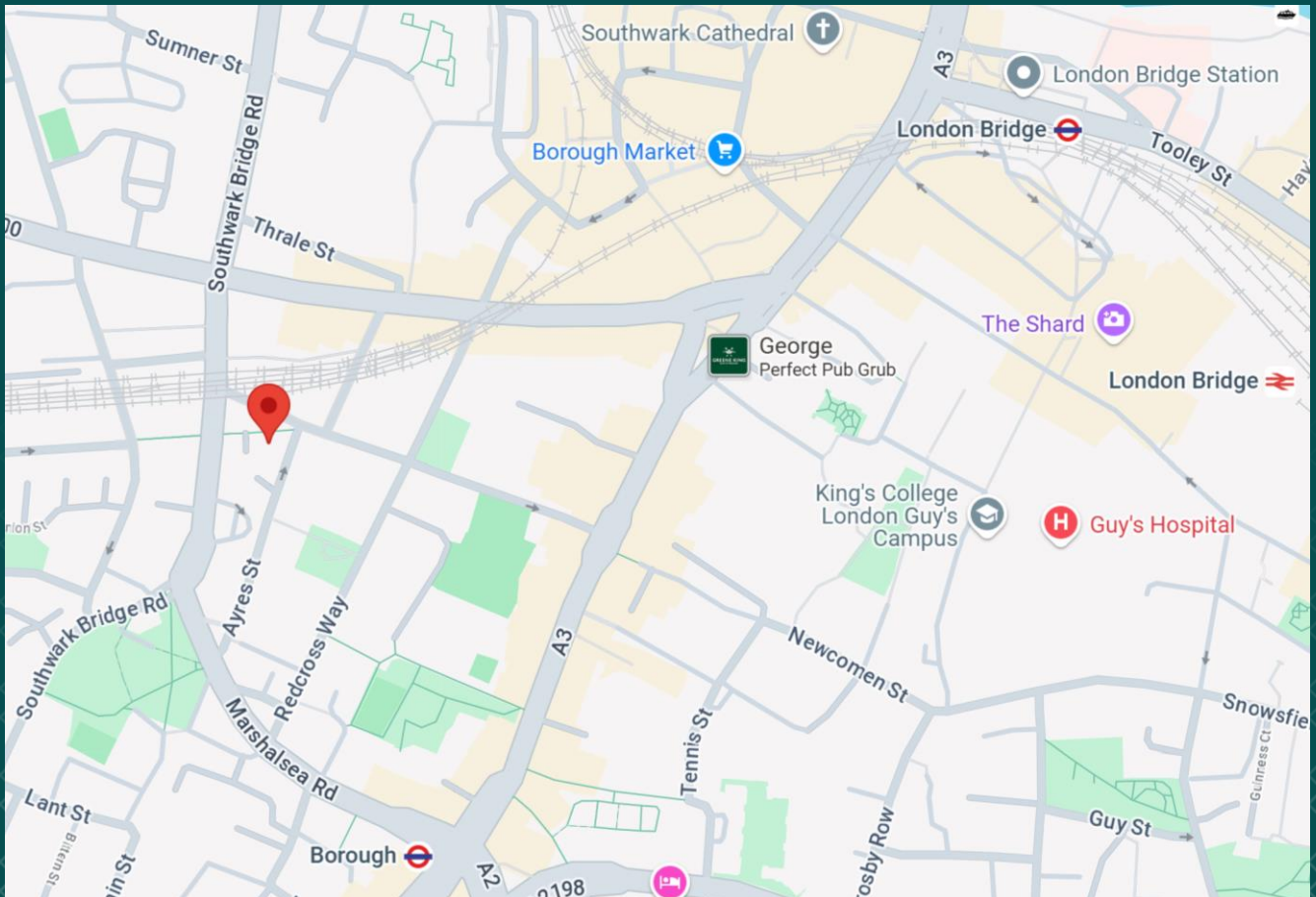
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