



64 Tyers Street, London SE11 5AE

**TO
LET**

2254
Sq Ft

£45,000
Per annum excl.

Uses Considered:
ALL USES CONSIDERED

Description

Historically a public house the property has been refurbished throughout and most recently occupied by a nursery.

The ground floor comprises reception area, offices and kitchen, with stairs and a lift down to the basement level.

The basement features 2 large open plan rooms with excellent ceiling height, WC's and kitchenette facilities.

Use Class

We understand the property currently has E use. Other uses may be considered subject to terms being agreed, landlords consent and relevant planning permissions.

Rent

£45,000 per annum exclusive

Tenure

The property is available by way of a new FRI lease. Terms to be agreed subject to contract.

Lease Start Date: ASAP
Lease End Date: Negotiable
Next Rent Review: Negotiable
Break Clause: Negotiable

EPC

TBC

VAT

Yes

Local Authority

LB Lambeth

LTA 1954

Negotiable

Accommodation

	Sq M	Sq FT
Ground:	60.30	649
Basement:	149.10	1605
First:	0.00	0
Second:	0.00	0
Third:	0.00	0
Outside:	0.00	0
Total (GIA):	209.40	2254

360 Tour and Floor Plan Available

Rates

Rateable Value: £9,200
Rates Payable (19/20): £0 pa*

*Rates Payable may include small business rates and transitional relief, as well as the Covid-19 20/21 rates holiday. Parties must make their own enquiries to ensure this is correct.

Utilities

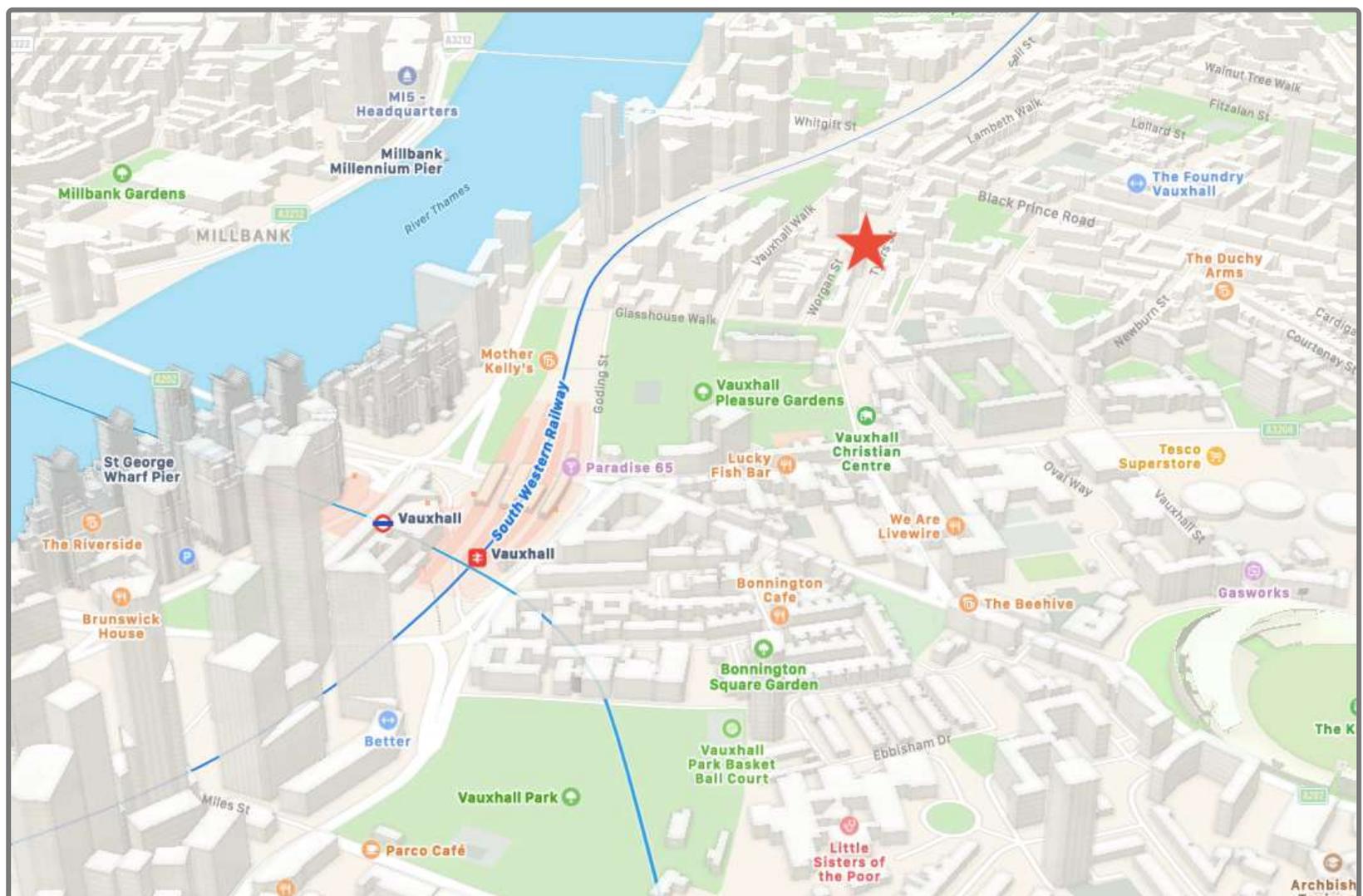
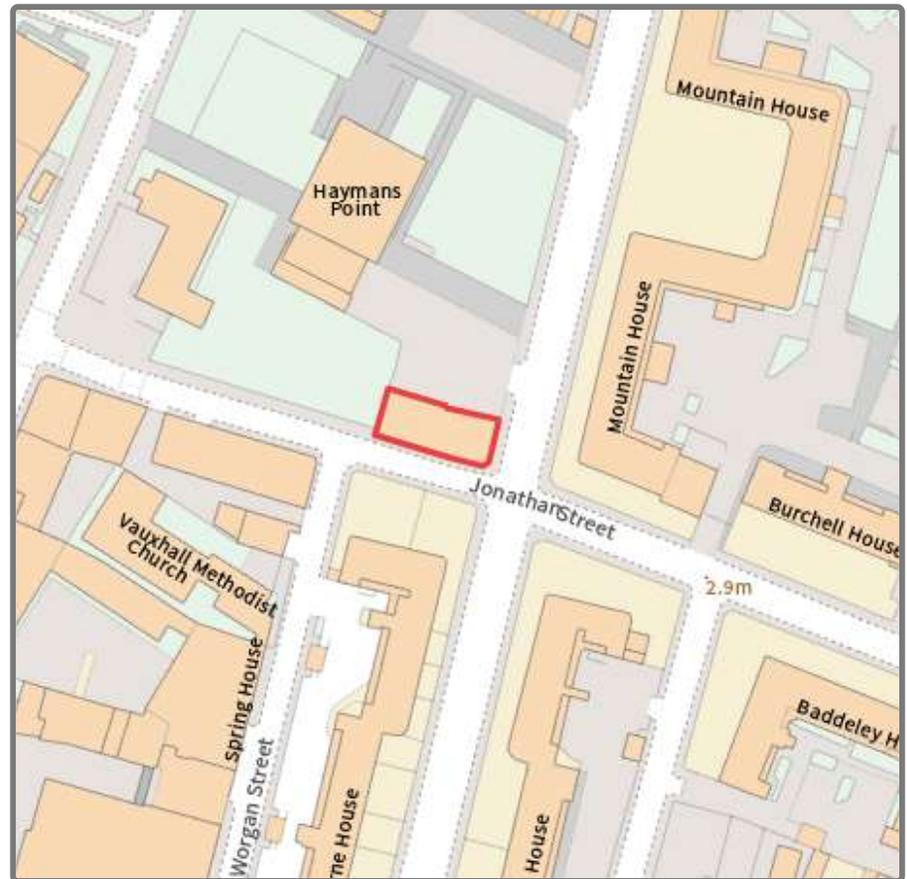
Single Phase

Location

The property is situated on the West Side of Tyers Street, on the corner of Jonathan Street in Vauxhall.

The property is located in a mostly residential area, with no immediate commercial neighbours. Vauxhall Pleasure Gardens and Lambeth High Street are both within a 5 minute walk.

Vauxhall Underground and Mainline Station is 0.5 miles away, where you will also find Vauxhall Bus Station.



Evans Pearson

Chartered Surveyors

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These particulars are believed to be correct at the time of creation. Their accuracy is not guaranteed and we do not accept any liability whatsoever for any misrepresentation made in them. Proposed tenants or purchasers are advised to make their own enquiries to ensure the property satisfies the purpose for which it is intended before entering into any contract. Prices quoted may be subject to VAT.

Tyers Street, SE11

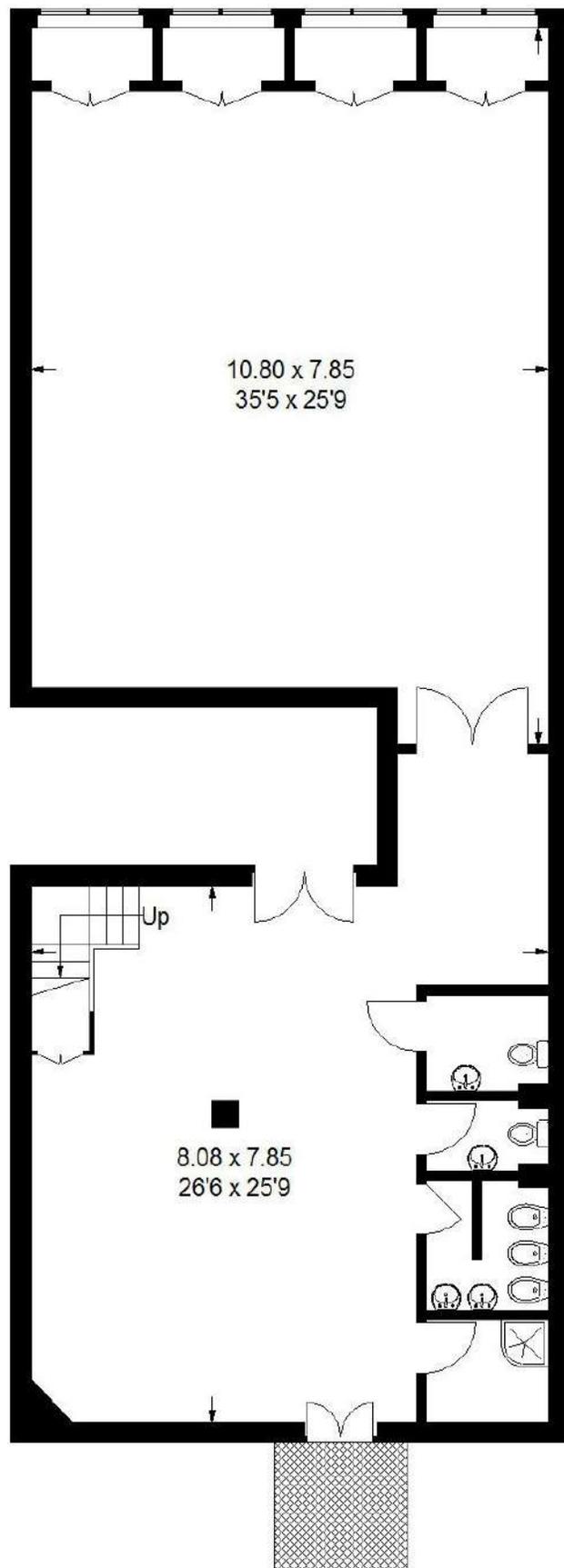
Approximate Gross Internal Area

Lower Ground Floor = 149.1 sq m / 1605 sq ft

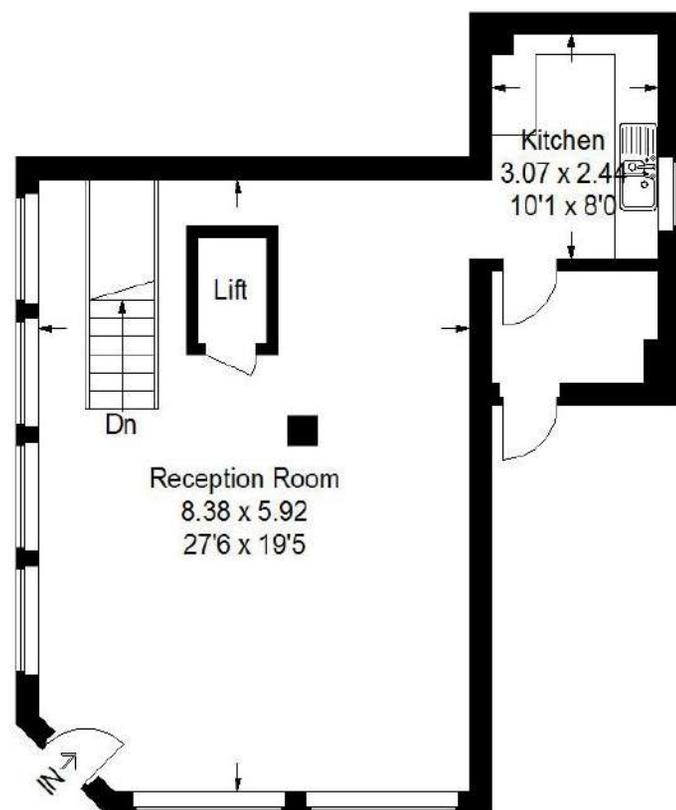
Ground Floor (Excluding Lift)

60.3 sq m / 649 sq ft

Total = 209.4 sq m / 2254 sq ft



Lower Ground Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID379585)



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