

**TO LET**

**847 SQ FT (79 SQ M)**

**KALMARs**

COMMERCIAL

020 7403 0600



**54 HOPTON STREET, SOUTHWARK, LONDON, SE1 9JH**

## LOCATION:

The premises is situated on the south bank of the River Thames. The Tate Modern is found less than a 1-minute walk from the unit. The new Bankside Yards development by Native Land is nearby which aims to deliver over 240 new homes. The property is in between Blackfriars station (Circle & District lines and National Rail services) and Southwark station which are located just 0.4 miles away respectively.

## DESCRIPTION:

This well-positioned retail unit benefits from prominent dual frontage onto both Hopton Street and the River Thames. The property offers access from both sides of the unit, enhancing visibility and operational flexibility. Large glazed windows ensure excellent levels of natural light and prominent frontage throughout. Situated adjacent to the Tate Modern and moments from Blackfriars Bridge, the unit experiences consistently high footfall from both tourists and local office workers, making it an ideal opportunity for a range of Class E occupiers.





**SIZE: 847 Sq Ft (79 Sq M)**



**RENT: £35,000**



**COSTS:**

VAT: VAT is payable on the rent and service charge.

LEGAL COSTS: Both parties to pay their own legal costs.



**VIEWINGS:**

By arrangement with the owner's sole agents KALMARs Commercial.



**CONTACT:**

Jack Scotter

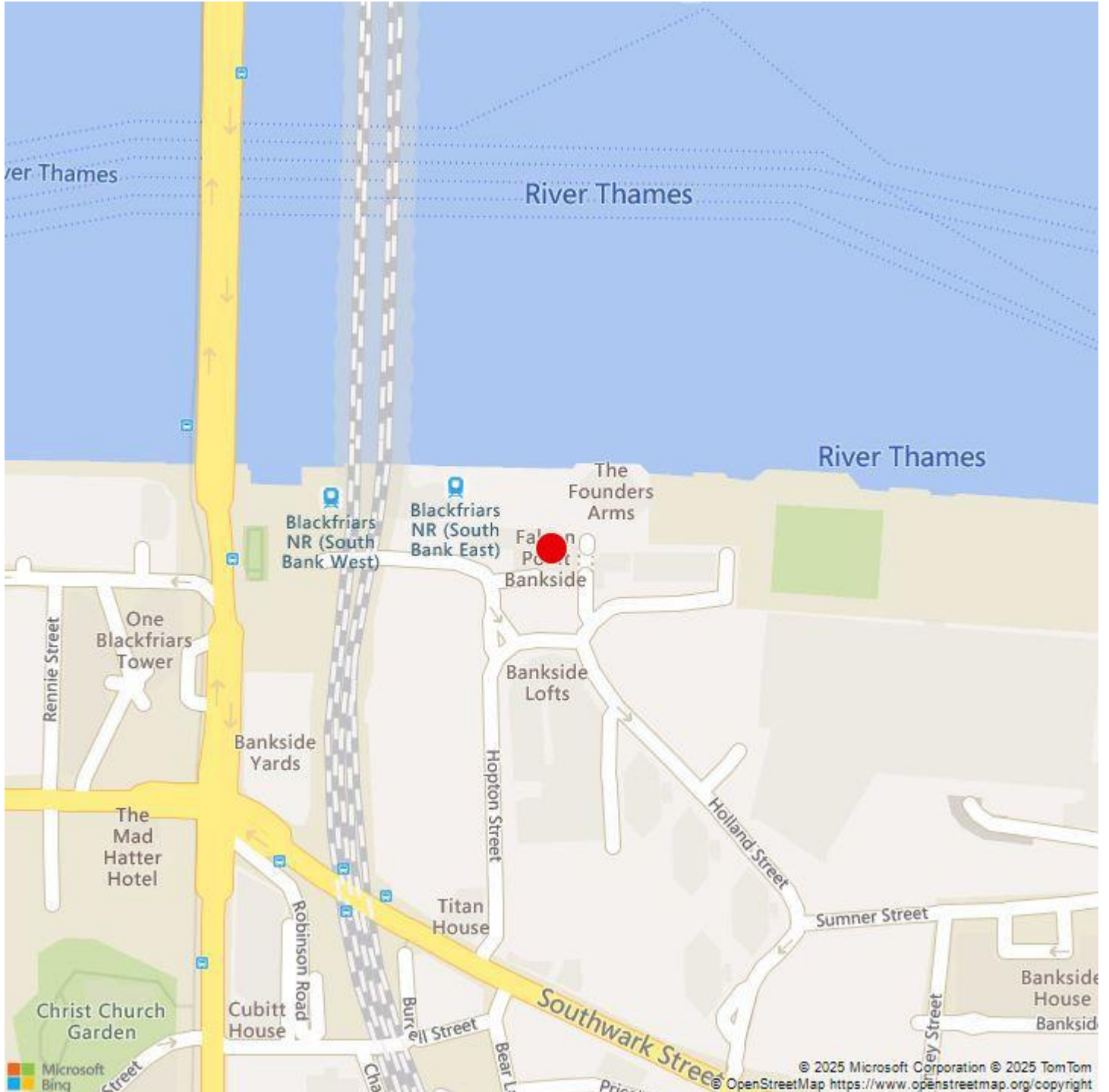
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