

TO LET

LONDON
WATERLOO
STATION

UNIT
14B



OVERVIEW

Unit 14B at Waterloo Station is a large unit, perfectly suited for a casual dining provider. Currently stripped out to shell and core, the space was previously occupied by an all-day food concept.

The unit showcases stunning original features, including brick walls, large steel frames, and stunning windows for natural light.

Located on the Balcony area of Waterloo Station, alongside fellow casual dining providers, this is a unique opportunity to operate in one of Great Britain’s premier travel destinations.

ABOUT LONDON WATERLOO

London Waterloo is one of Great Britain’s busiest train stations, with over 78 Million annual visits. The station benefits from both weekday commuters and weekend leisure, especially with strong links to sporting events, including Royal Ascot.



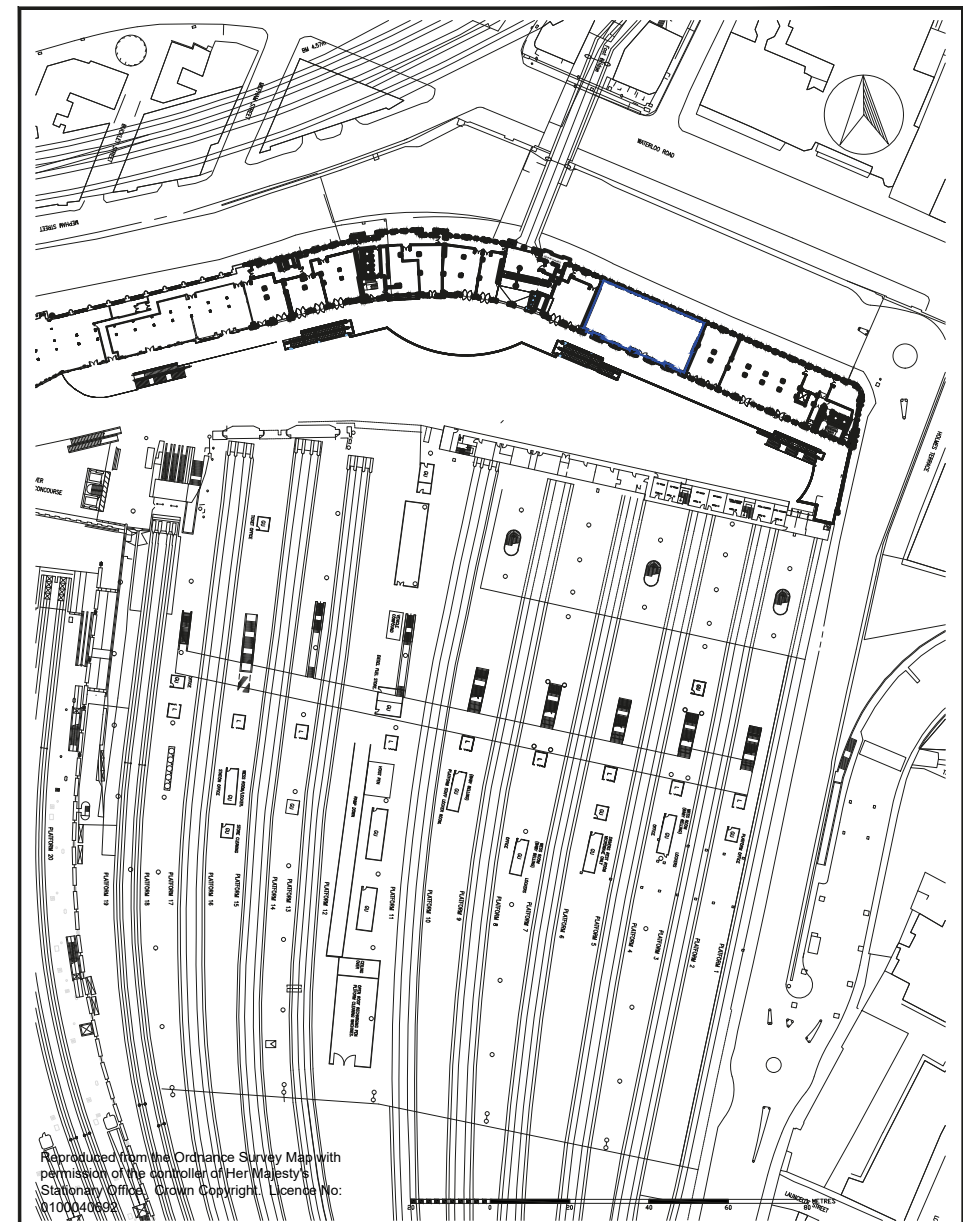
78 million visits
per year




28.2% unit
penetration



16m average
dwell time



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Title		WATERLOO			
Drawing Title		UNIT 14 RETAIL BALCONY LOCATION PLAN			
Client Details					
Land Information Square One 4 Travis Street Manchester M1 2NY		Project No:	Issue No:	Issue Date:	Scale:
Rev:		WAT80124	13/06/23	BD	1:1250 @ A4
Revision Notes:		0301352 L		Rev:	BD
Date:		By:		Chk:	

UNIT DETAILS

FOOD & BEVERAGE



FLOOR AREA

4,000 Sq ft

HANDOVER
CONDITION

Shell & Core

GAS

50mm Ø Gas c/w
Common GPT-01 meter

STORAGE

Available on request

POWER
LEVEL

200 AMP

HVAC

Available on request

EXTERNAL
SEATING

Yes

WIFI

Tenant to install

WATER

22mm Ø MCWS c/w meter

TELCOMS

Tenant to install

DRAINAGE

Male toilets - 1no 100mm Ø soil
Female toilets - 1no. 100mm Ø soil
Bar - 1no. 50mm Ø waste
Kitchen - 1no. 50mm Ø waste

TERMS

MINIMUM
GUARANTEED
RENT

£150,000

RATES

Interested parties are advised to
contact the VOA directly for rates
information.

SERVICE
CHARGE

Year 1-3 - £14psf
Year 4-6 - £16psf
Year 7-9 - £18psf

RENT
TERMS

Base rent or an agreed percentage
or gross turnover, whichever is the
higher and will be net of VAT and
exclusive or rates.

STORAGE
COST

£25 per sq ft.

LENGTH
OF LEASE

9 Years Outside of the landlord
and tenant act

AVAILABLE
FROM

Immediately

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YVETTE FARMER
CATEGORY MANAGER



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