



Unit 3 – Canada Water Station

# TO LET — RETAIL UNIT

CANADA WATER STATION, LONDON SE16

This unit is one of three retail units located through the ticket barriers at the exit of Canada Water Station. The unit is extremely prominent benefitting from whole glass frontage, centred double doors and outdoor seating.

**Location:**

Canada Water is a London Overground and London Underground Jubilee line station, located in Rotherhithe, South London. Canada Water is situated between Bermondsey and Canary Wharf on the Jubilee line and Rotherhithe and Surrey Quays on the London Overground. The station is in Travelcard Zone 2. The area itself is undergoing regeneration with a new library, public square with food stalls and flats overlooking Canada Water.

**16.5 million+**  
Annual station footfall

London Underground serves:

**1.35 billion**  
Passengers a year



**TRANSPORT  
FOR LONDON**



Fashion | Accessories | Bags | Shoes | Hats | Scarfs | Clothes | Jewellery | Gloves | Watches | Coffee | Cards | Books | Home Accessories | Flowers | Food

**Description:**

This unit was previously a shop and café and has a simple configuration. The unit benefits from glass frontage, centred double doors and outdoor seating.

**Unit Sizes:**

**Unit 3** — NIA 290 sqft (est)

**Rent:**

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

**Lease:**

The unit is available on a 5-year lease contracted outside the Landlord & Tenant Act and will incorporate an annual RPI rent review.

**Rates:**

The Tenant will be responsible for the Rates Payable, which are yet to be assessed. Interested parties are advised to contact the VOA direct for more information.

**Services:**

The unit benefits from power, water and drainage.

**Legal Costs:**

Each party is to be responsible for their own legal costs.

**Deadlines for Offers:**

Interested parties will be expected to provide a full business case with financials.

**Contact:**



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**On behalf of:**



**For professional tenancy advice:**

The Code of Leasing Business Premises in England & Wales recommends you seek professional advice before agreeing a business tenancy.

Details available from:  
[www.leasingbusinesspremisses.co.uk](http://www.leasingbusinesspremisses.co.uk)



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