



Arch 77
Albert Embankment/
Goding Street
Vauxhall
SE1 7TP



Refurbished A3/A4 Arch - TO LET
3,005 sq ft (279 sq m)

Prem Licence: Prem2079

Opening Hours:

Sunday – Wednesday: 08:00 - 00:30

Thursday: 08:00 - 01:30

Friday – Saturday: 08:00 - 02:30

 **Grant Mills Wood**
chartered surveyors

www.grantmillswood.com
020 7629 8501

Location

The arch is prominently situated with dual aspect on Albert Embankment and Goding Street next-door to Mother Kelly's. The arch is located a short walk away from Vauxhall interchange: London Underground (Victoria Line), National Rail Services and Vauxhall Bus station. Vauxhall continues to improve and attract substantial investment.

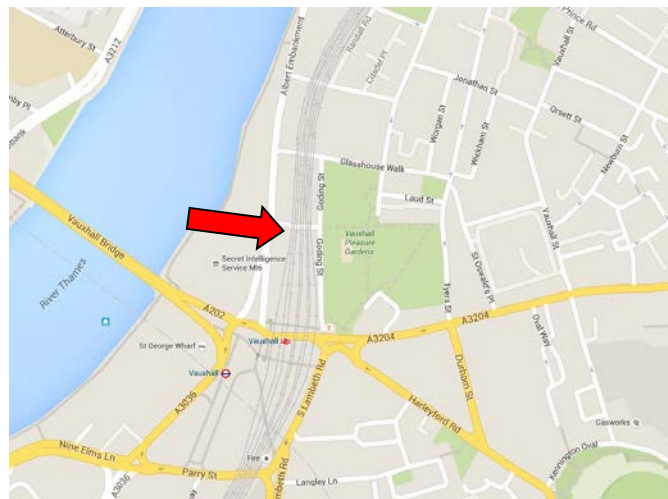
Description

The arch has dual access opening on to Albert Embankment and Goding Street (for Vauxhall Pleasure Gardens). The arch has undergone substantial refurbishment works and all benefits from bi-folding doors on both sides.

The arch has part exposed sandblasted brickwork and part merlin grey cladding. The arch also has a gas and 3 phase electricity supply. There is potential for outdoor seating on both sides.

Local operators include: Counter Brasserie, Dirty Burger, Waitrose, Nando's, Sainsbury's, Starbucks and Pret.

Albert Embankment is a busy area for pedestrians and commuters due to the prime location leading to the interchange. It is anticipated this will continue to improve given the level of on-going redevelopment in the area.



© Googlemaps

Floor Area

Arch No	Sq ft	(m ²)
Arch 77 (Ground Floor)	3,005	(279)

Terms

The arch is available on a new lease directly from the landlord on terms to be agreed. The rent to be **£40 per sq ft pa exclusive**. Rents will be plus VAT.

Rates

Interested parties are advised to make their own enquiries via the London Borough of Lambeth.



Photos Above are Mother Kelly's – Arch 76

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Viewing

Viewings are available strictly by appointment through sole agents:-

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