

**PUB  
TO LET**

**3,504 SQ FT (326 SQ M)**

**KALMARs**

COMMERCIAL

020 7403 0600



**THE RISING SUN, 98 HARPER ROAD, LONDON, SE1 6AQ**

## LOCATION:

The unit benefits from strong transport links with easy access to the underground and overground rail services. Elephant and Castle, London Bridge, and Borough station are all within 15 minutes' walking distance. The unit is also close to the renowned cultural facilities offered by the revitalized South Bank, such as Tate Modern, the White Cube gallery, Borough Market, and Bermondsey Street. It is also adjacent to the new Elephant and Castle regeneration area and will benefit from the areas consequent development

## DESCRIPTION:

The Rising Sun is a traditional-style pub surrounded by residential properties and located just off the New Kent Road. The ground floor offers a wrap-around bar and a stage along with both indoor and outdoor seating. A small kitchen is also on the ground floor, along with both the men's and women's toilets.

There is also a large basement, providing plenty of room for storage.





**SIZE: 3,504 Sq Ft (326 Sq M)**



**RENT: £60,000 pa**



**COSTS:**

RATES PAYABLE: The current Rateable Value from April 2023 to present day is £6,000.



**VIEWINGS:**

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



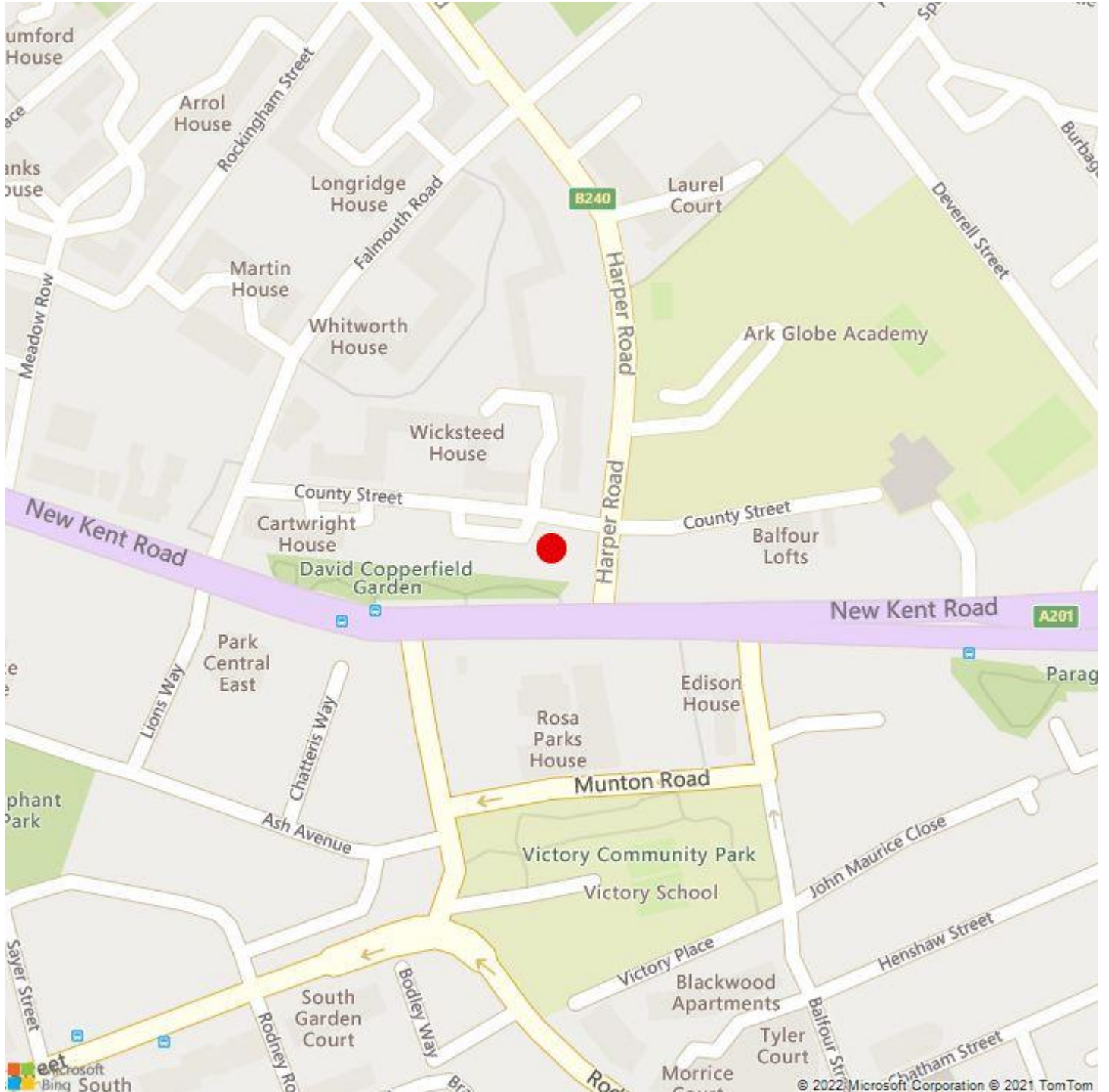
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**KALMARs**

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