



108 Stamford Street, London SE1 9NH

Location

The premises are located close to South Bank on Stamford Street in Waterloo, which is a bustling thoroughfare that connects Waterloo Road and Blackfriars Road. The area benefits from a large commercial and residential catchment, with numerous student accommodations, including Kings College London’s Waterloo Campus. Nearby operators include Sticky Mango, Pret, The Thirsty Bear, The Fountain & Ink and numerous other independent and corporate operators.

For a better understanding of the location please review [Google Street View](#).

Description

The premises were formerly occupied by Nando’s and are fully fitted as a restaurant. The unit is arranged over ground floor only and benefits from open plan kitchen, WC’s, ample storage and approximately 90 internal covers, plus outside seating.

The gross internal areas are as follows :

Ground Floor	269 sq m	2,896 sq ft
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Term

The premises are available by way of new lease for a term to be agreed.

Rent

Rent Upon Application.

Planning / Licensing

The premises benefit from E Class Use.

The premises benefit from a premises licence allowing the sale of alcohol at the following times:

Monday to Saturday	11:00 am to 23:30 pm
Sunday	12:00 pm to 22:30 pm

Business Rates

The current rateable value of the premises is £89,000 (April 2023 to present), rising to £102,000 from 1 April 2026.

Further Details

An EPC has been commissioned and can be arranged upon request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with joint sole agent Davis Coffery Lyons: dcl.co.uk

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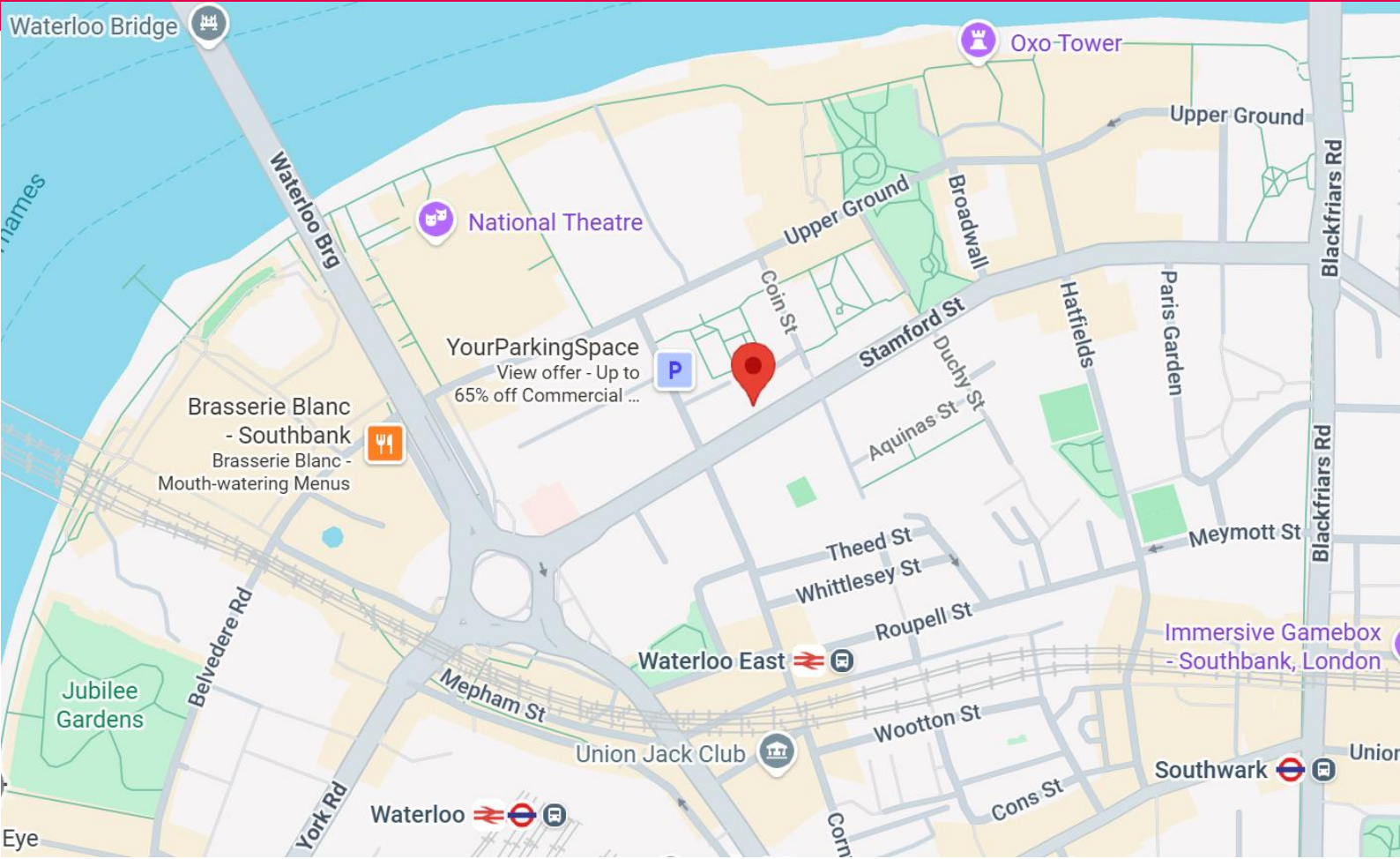
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NEW LEASE AVAILABLE – WATERLOO SE1

2,896 SQ FT FITTED RESTAURANT WITH OUTSIDE SEATING



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