

PRIME SHOP TO LET

LONDON

88 Leadenhall Street, London EC3



Location

Directly Opposite is the recently completed 40 Leadenhall, M&G 900,000 sq ft development that will add circa 10,000 new workers to the area. The 5 retail units and 2 restaurant spaces (One rooftop) are all close to being under offer.

Nearby occupiers include **Farmer J, The Co-Operative, Black Sheep Coffee, HOP Vietnamese** and **Swingers Crazy Golf**.

Accommodation

The premises is arranged over ground floor and basement floors comprising of the follow approximate areas:

Ground Floor:	571 sq ft	53.04 sq m
Basement:	591 sq ft	54.90 sq m
Total:	1,162 sq ft	107.94 sq m

Rent

£60,000 pax.

Tenure

The unit is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

Rates

Rateable Value (2023):	£48,750
UBR:	0.546
Rates Payable (2024/25):	£26,617.50

(Interested parties are advised to make enquiries with the Local Authority)

Use

The premises benefits from **Class E** planning consent which will enable the premises to be used for various commercial uses such as Retail, Restaurant, Office and Gym without the need for a change of use.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

A valid EPC for this property can be provided upon request.

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VIEWING & FURTHER INFORMATION

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