



**BLANCHFLOWER  
LLOYD BAXTER**

RETAIL PROPERTY CONSULTANTS

# RARE PREMISES TO LET

## PRIME BISHOPSGATE

### 174 BISHOPSGATE, LONDON EC2

#### LOCATION

The premises are located in a prime position on Bishopsgate, one of the busiest locations in the City. The unit is located adjacent to Carphone Warehouse. Other operators close by include KFC, Wrap it Up, Tesco, Wasabi, Pret a Manger and Boots.

#### ACCOMMODATION

The premises are laid out over ground and basement floors with the following approximate floor areas:

Ground Floor	416 sq ft
Basement	363 sq ft
Total	779 sq ft

#### LEASE

The premises are to be made available by way of a new lease for a term to be agreed, outside the Landlord & Tenant Act.

#### RENT

£125,000 per annum exclusive.

#### USE

The lease has an A1 planning use.

#### EPC:

Available on request.



#### BUSINESS RATES

Rateable Value 2017/2018	£93,000
Rates Payable 2017/2018	£45,012

(Interested parties are advised to make their own enquires with the local authority)

#### LEGAL COSTS

Each party to bear their own legal costs in connection with the transaction.

#### VIEWINGS:

Viewings to be arranged through sole agents, Blanchflower Lloyd Baxter.

Oliver Fowler: [ofowler@blb.uk.com](mailto:ofowler@blb.uk.com)

Mbl: 07900 217 624

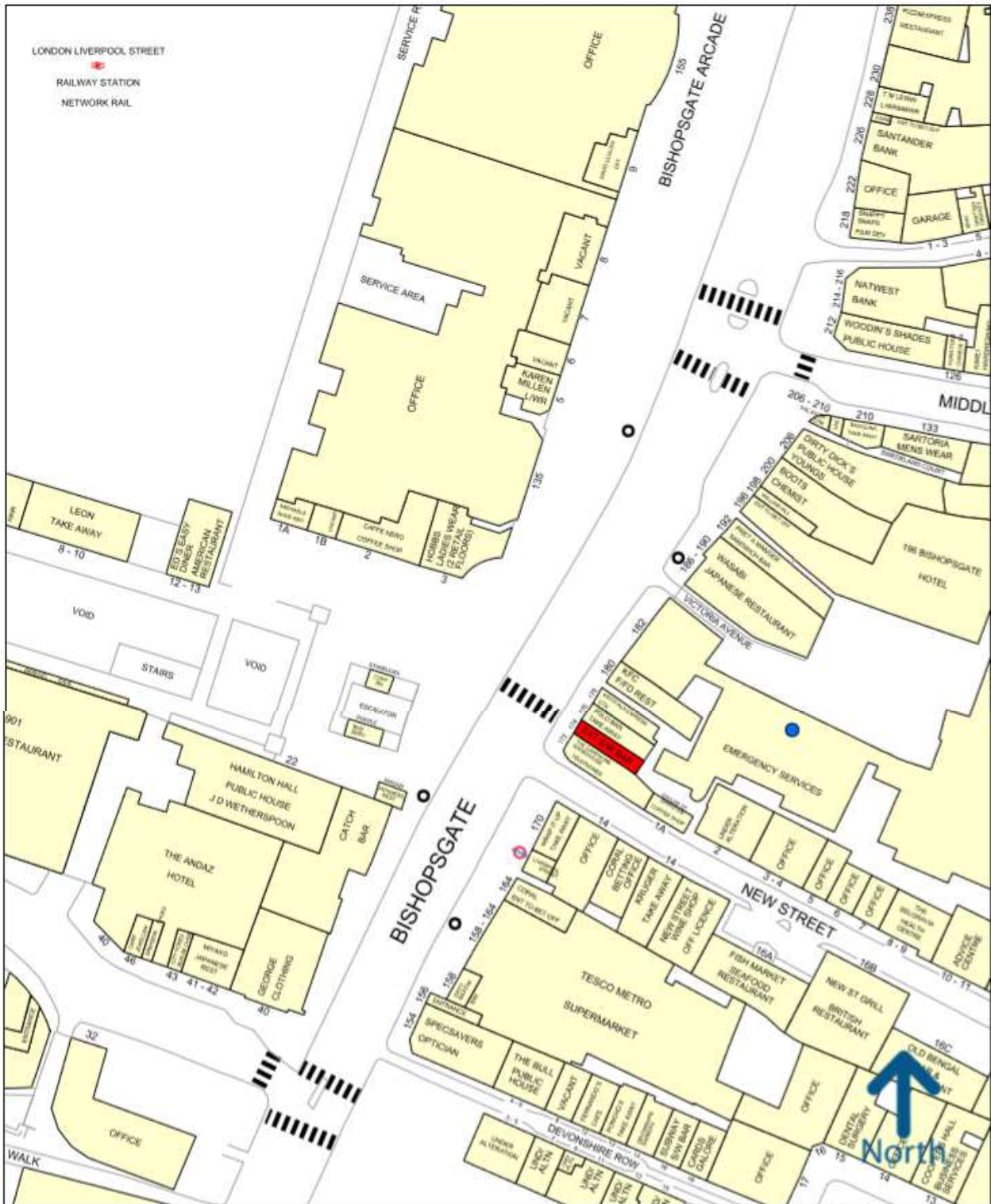
Tel: 0207 491 8249

George Froud: [gfroud@blb.uk.com](mailto:gfroud@blb.uk.com)

Tel: 0207 079 1200

*These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.*

2<sup>nd</sup> Floor, 36 Lexington Street, London W1F 0LJ – Tel: 020 7491 7880



50 metres

Experian Goad Plan Created: 25/01/2018  
Created By: Blanchflower Lloyd Baxter



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