

PRIME CITY PREMISES TO LET

A1 / A2 / A3 uses considered

81-82 OLD BROAD STREET LONDON EC2

LOCATION

The premises are located in a prime position on Old Broad Street, next to its junction with Liverpool Street in one of the busiest locations in the City. Operators close by include Holland & Barrett, Jones, Hackett, EAT and ITSU.

ACCOMMODATION

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

Ground Floor	1,200sqft
Basement	2,150sqft
Total	3,350sqft

Please note the premises can also be sub-divided offering two retail units:

	Unit 1	Unit 2
Ground Floor	600sqft	600sqft
Basement	1,500sqft	610sqft

RENT

£240,000 per annum exclusive as a whole.

If subdivided:

Unit 1 - £130,000 per annum exclusive

Unit 2 - £120,000 per annum exclusive



RATES

Interested parties are advised to make their own enquiries with the relevant Local Authority.

LEASE

The premises are to be made available on a new lease for a term of 11 years, subject to an option to determine at the expiry of the 7th year.

USE

A1, A2, A3 uses considered.

LEGAL COSTS

Each side are to be responsible for their own legal costs in connection with this transaction.

EPC

Available on request.

VIEWING

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

Oliver Fowler: ofowler@blb.uk.com

Tel: 0207 491 8249

Mbl: 07900 217 624

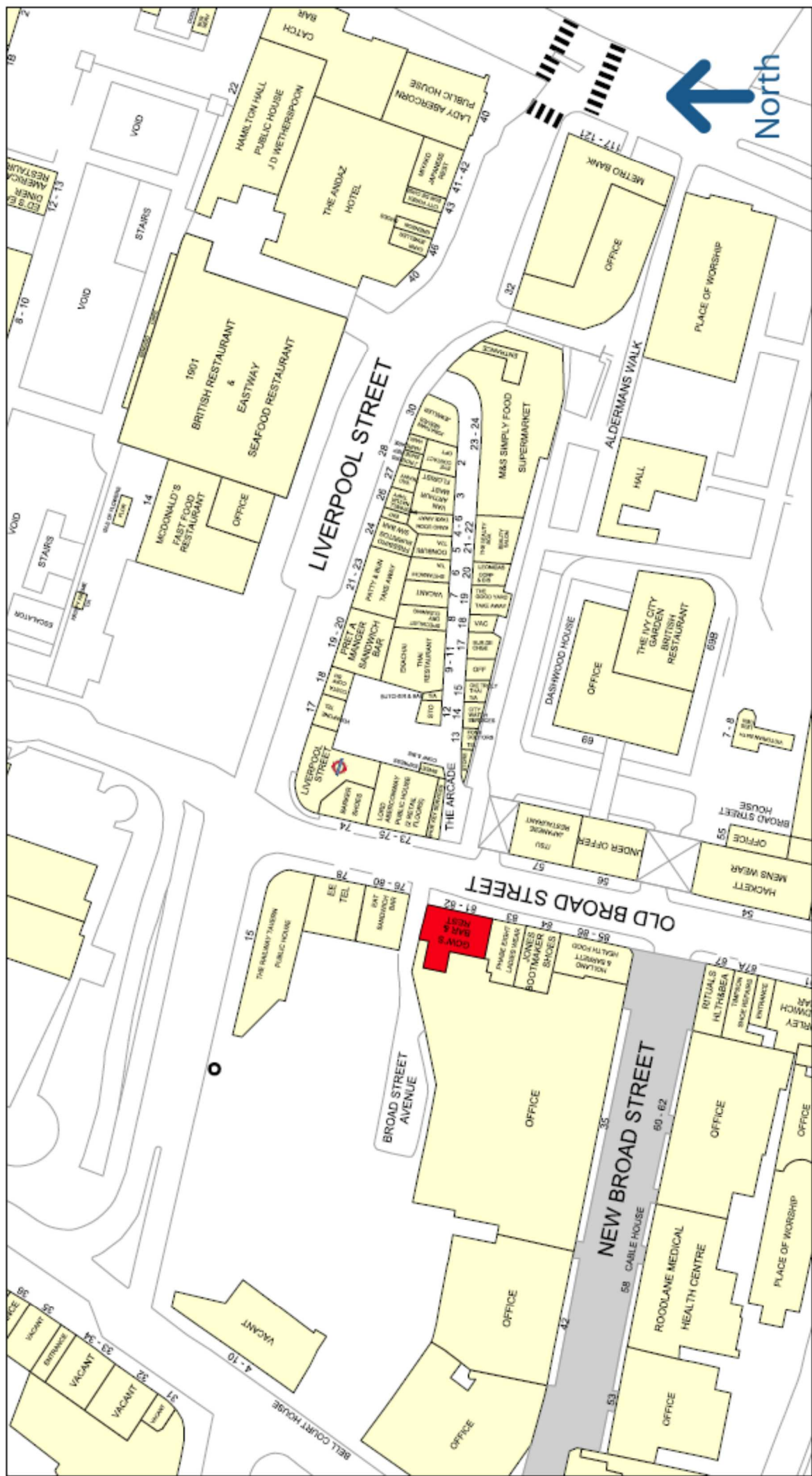
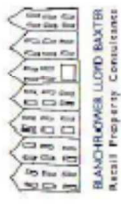
George Froud: gfroud@blb.uk.com

Tel: 0207 0791200

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

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

Liverpool Street & Bishopsgate



Experian Goad Plan Created: 06/11/2018
 Created By: Blanchflower Lloyd Baxter

50 metres

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