

PRIME CITY SHOP TO LET

**3 – 4 AVE MARIA LANE
LONDON EC4 7AQ**

LOCATION

The premises occupy a prominent position on Ave Maria Lane, close to the junction with Ludgate Hill and St Pauls Cathedral.

The premises are adjacent to **Sports Direct** and **Vidal Sassoon**, and opposite a side entrance to Paternoster Square. Other operators close by include **Pret a Manger**, **McDonalds**, **Wagamama**, **Cote Brasserie** and **Marks & Spencer**.

ACCOMMODATION

The premises are laid out over the ground floor offering the following approximate areas:

Ground Floor 1,950 sq ft

LEASE

The premises are available by way of assignment of a lease for a term to expire 30th June 2021.

A new lease may be made available, further details on request.

RENT

£85,000 per annum exclusive.

LEGAL COSTS

Each party is to bear its own legal costs incurred in the transaction.



USE

The premises currently have an A1 planning use.

RATES

Rateable Value 19/20 £87,500

Rates Payable 19/20 £44,100

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

EPC

Available on request.

VIEWING

Viewings to be arranged through Blanchflower Lloyd Baxter.

Oliver Fowler: ofowler@blb.uk.com

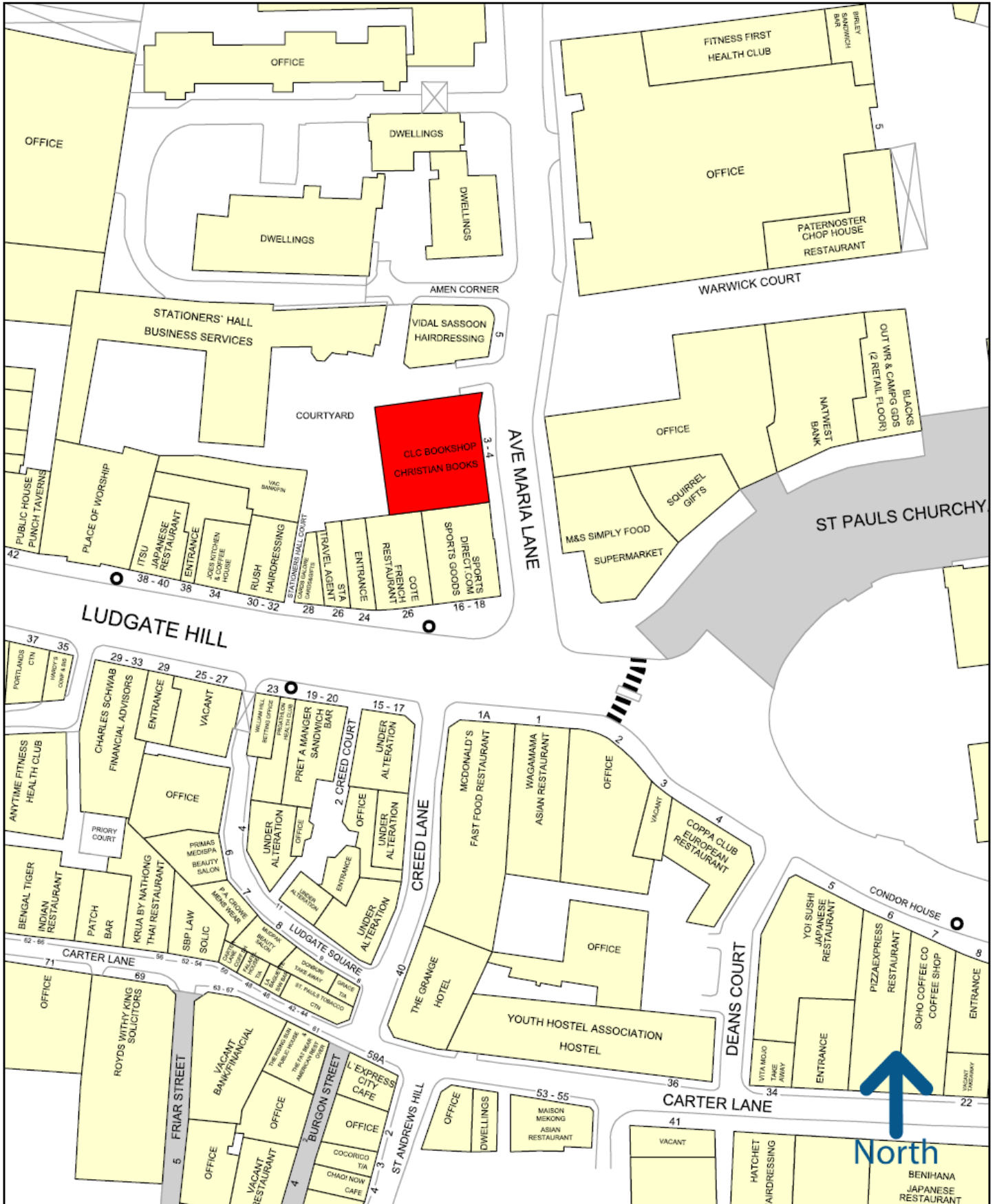
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These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.

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



50 metres

Experian Goad Plan Created: 17/10/2019
Created By: Blanchflower Lloyd Baxter

