

## 100% PRIME PITCH - CITY RETAIL UNIT TO LET

### 172 Bishopsgate London EC2

#### LOCATION

The premises are located in a prime position on Bishopsgate at its junction with New Street in one of the busiest locations in the City.

The unit is located adjacent to **Scribbler**. Other operators in close proximity include **KFC**, **Wasabi**, **Pret a Manger** and **Tesco Metro**. Liverpool Street Station is located directly opposite the premises.

#### ACCOMMODATION

The premises are arranged over ground and basement floors offering the following approximate areas:

Ground Floor	512 sq ft
Basement	548 sq ft
Total	1,060 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

£150,000 per annum exclusive.

#### USE

The premises currently has an A1 planning use.



#### RATES

Zero payable until 1<sup>st</sup> April 2021 due to Government COVID19 tax break.

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

#### LEGAL COSTS

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

#### EPC

Available on request.

#### VIEWING

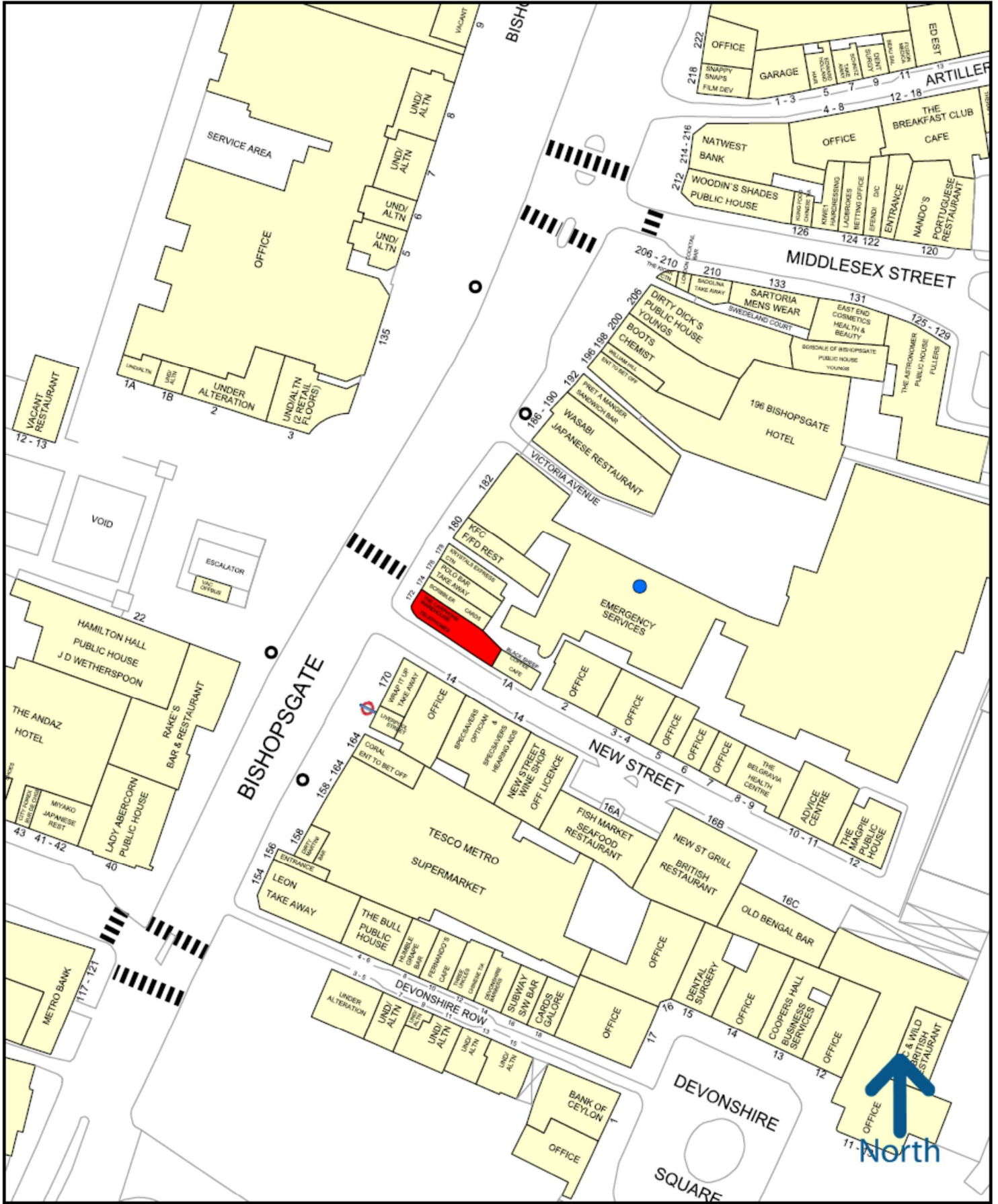
Viewings to be arranged strictly through sole agents, Blanchflower Lloyd Baxter.

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Mob: 07900 217 624

*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: 05/05/2020  
Created By: Blanchflower Lloyd Baxter

