

49 Bow Lane, City of London, EC4M 9DJ

Retail Unit in Prime City of London Location



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Description

The unit is located on the east side of Bow Lane, close to its junction with Watling Street and is arranged over ground floor and basement. The ground floor is currently used for trading and the basement is used for ancillary purposes. The unit is currently fitted out as a grab & go food operation.

The area benefits from high footfall due to a very high density of office workers. The property is well connected and is in close proximity to Bank, Mansion House and St Pauls underground stations, providing access to the Central, District and Circle Lines within a 2-minute walk of the property. Bow Lane is a prominent retail location, surrounded by the likes of One New Change shopping centre, The Bloomberg Building, The Ned and the Bank of England.

Local occupiers include Pret A Manger, Island Poke, Leonidas, Konditor, Porterford Butchers, Hola Guacamole, Gordon Ramsay Street Pizza, The Madison, The Ivy Asia, Shake Shack and Nando's.

Accommodation (NIA)

The premises are arranged over ground and basement floors, comprising the following approximate net internal floor areas:

Floor	sq. ft.	sq. m
Ground	518	48
Basement	615	57
Total	1,133	105

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Tenure

The property is available by way of a new lease for a term to be agreed.

The lease is to be contracted outside of the Landlord & Tenant Act 1954.

Rent

Upon application.

Use

Class E.

Rates

The rateable value of the premises is £74,500 per annum.

Interested parties are advised to make their own enquires with The City of London

Costs

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

EPC

EPC is available on request.

Further Information & Viewing

Viewings are by appointment only via joint agents:

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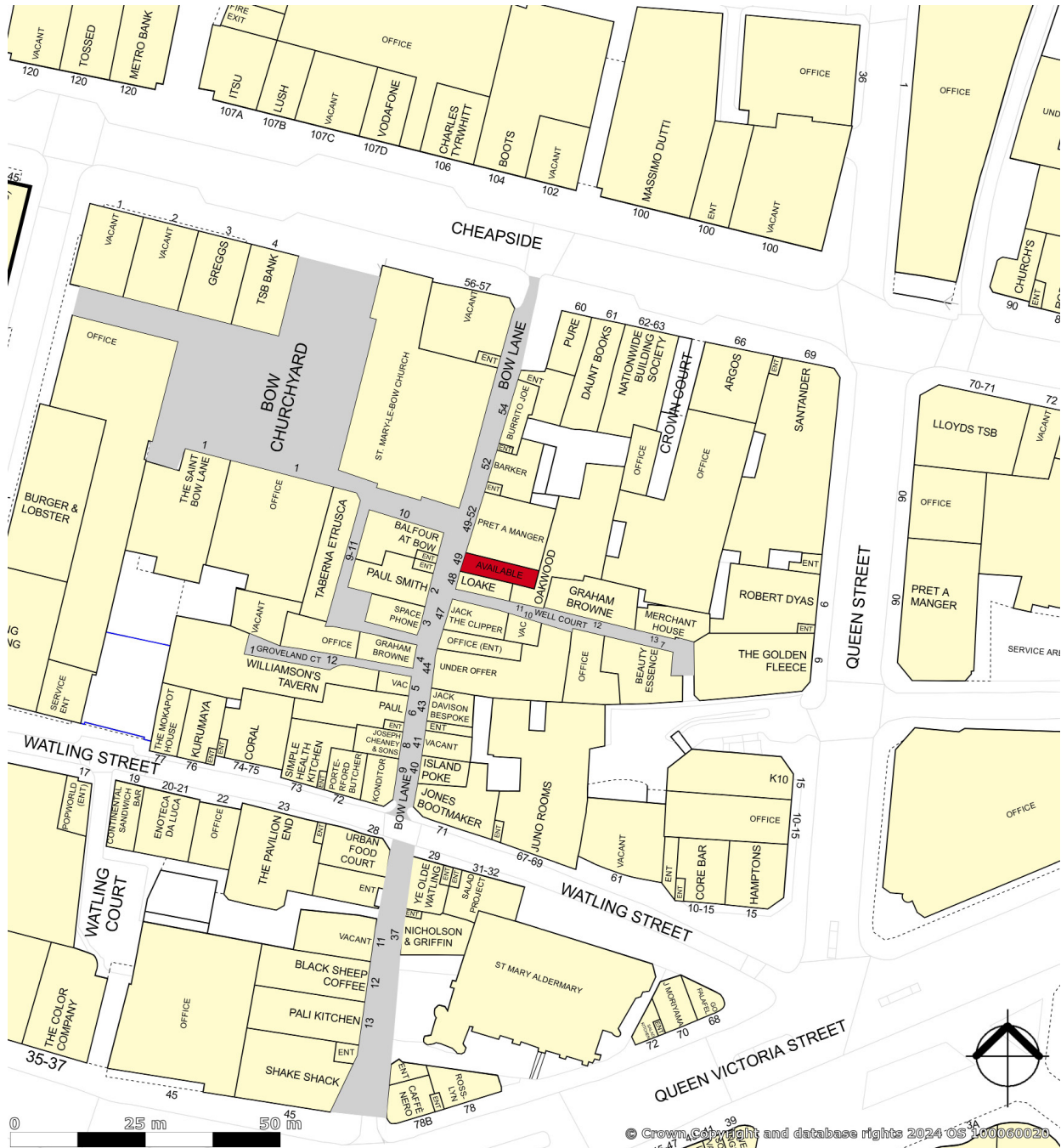
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