

5 Bow Lane, City of London, EC4M

Retail Unit To Let – 323 Sq. Ft.



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Location

The property is situated on a prime corner of Bow Lane at intersection with Groveland Court, ensuring excellent visibility from the street.

Bow Lane is a busy pedestrian retail thoroughfare running between the City's principal retail street Cheapside and Mansion House Underground Station. The street benefits from a vibrant mix of retailers, restaurants and bars.

Occupiers in the immediate vicinity include Paul Smith, Loake, Barker Shoes, Paul, Island Poke, Konditor, Porterford Butchers, Burrito Joe, Pure & Pret A Manger.

The property is well connected in close proximity to Bank, Mansion House and St Pauls Underground stations. The area benefits from a very high density of office workers which has been further enhanced by the completion of Bloomberg's 1.1m sq. ft HQ at 3 Queen Victoria Street, which now accommodates their 4,000 London based employees.

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.

Accommodation (NIA)

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

Description	sq ft	sq m
Ground	160	14.86
Lower Ground	163	15.14
Total	323	30

Rent

Upon Application.

Use

The premises benefits from Class E planning consent.

Rates

The rateable value of the property is £27,500 as of 1 April 2023. Interested parties are advised to make enquiries directly 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 and Viewing

Viewings are by appointment only via sole agents Levy Real Estate.

Levy Real Estate:

Liv England

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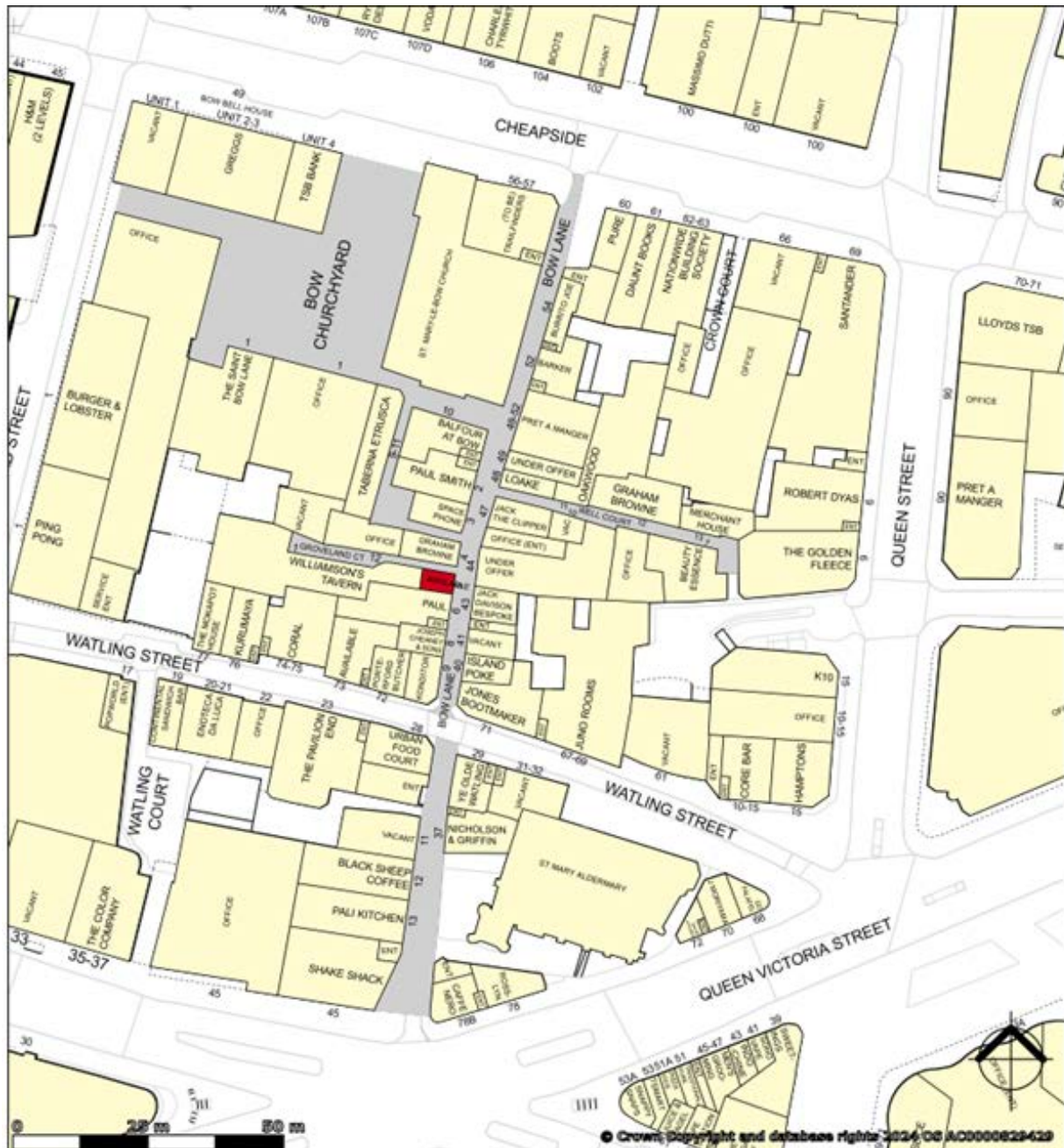
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Location Plan



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