

PRIME SHOP TO LET

LONDON

44 Cannon Street, London EC4



Location

The premises is situated in the heart of the City, close to Mansion House Underground Station and to Bow Lane. Bloomberg headquarters are located close by as are major office occupiers, supported by retailers including **Itsu**, **Pret**, **Rosslyn Coffee**, **Shake Shack** and **Homeslice** amongst others.

Accommodation

The unit is arranged over ground floor only. The premises comprises of the following floor areas:

Ground Floor: 559 sq ft 51.94 sq m

Tenure

A new lease available for a term to be agreed, to be contracted outside the security of tenure provisions of the Landlord & Tenant Act 1954.

Rent

On application.

Rates

Rates to be reassessed upon completion of works.

Interested parties are advised to make their own enquiries to verify upcoming rates payable and whether rates relief.

Use

The premises benefits from the new Class E planning consent which will enable the premises to be used for various commercial uses such as Retail, Restaurant, Office and Gym (D2) without the need for a change of use.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

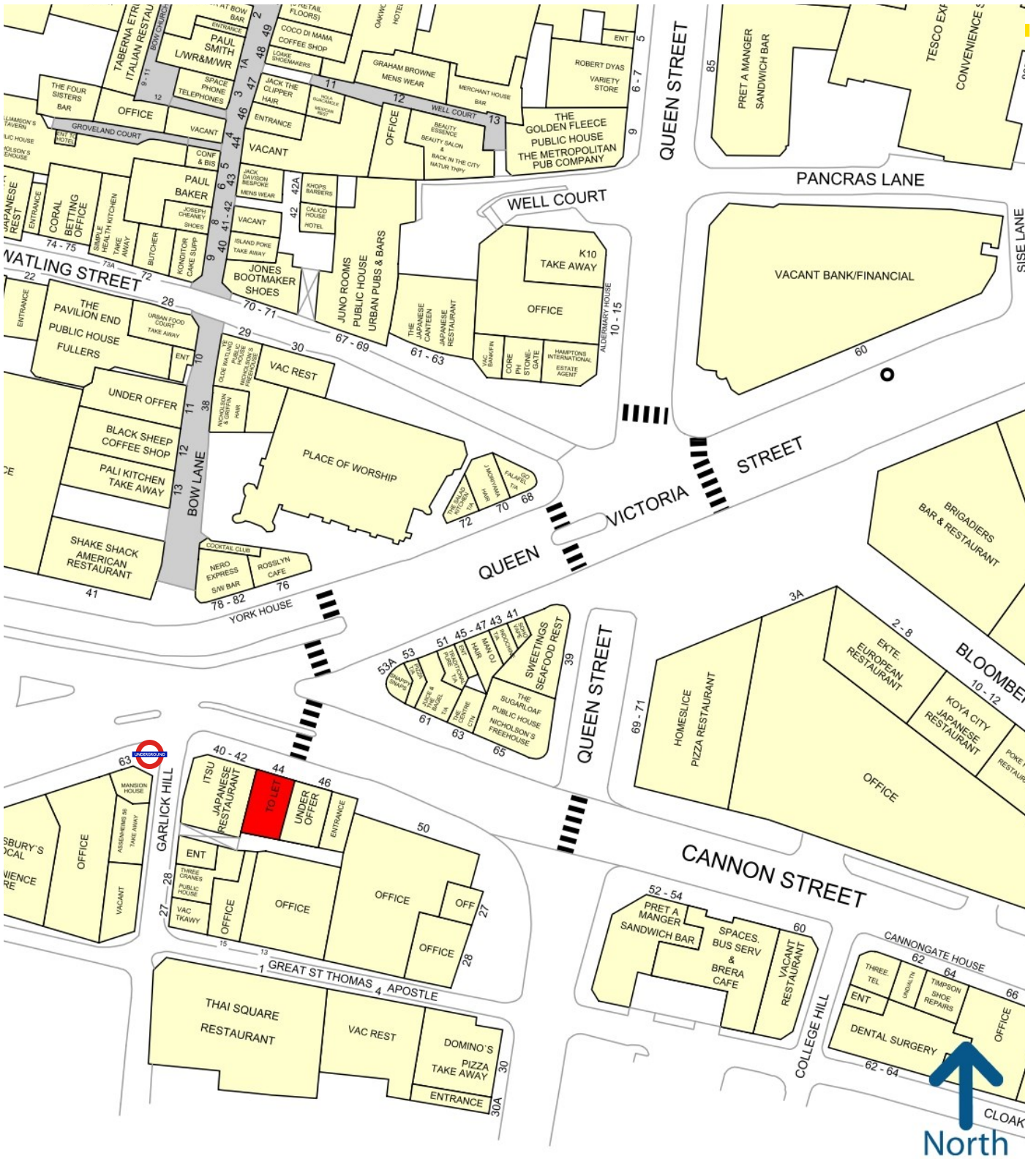
A valid EPC for this property can be made available upon request.

SAVILLS LONDON

33 Margaret Street
London W1G 0JD

savills.co.uk

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VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only with:

Phoebe Bates
 phoebe.bates@savills.com
 07936 099 500

Peter Thomas
 PThomas@savills.com
 07917 657 748

Or via our joint agents:

Nashbond
 0207 290 4000

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