

PRIME CITY SHOP TO LET

125 Old Broad Street

London, EC2



Savills London

33 Margaret
Street London
W1G 0JD

savills.co.uk



Location

The premises are located within the heart of the City, a short walk from The Bank of England and The Royal Exchange, in a dense office catchment.

Nearby occupiers include **Le Relais de Venice (Entrecote)**, **M Restaurant**, **Brasserie Blanc**, and **Salad Project**.

Accommodation

The premises are arranged over ground floor and remote store at 125 Old Broad Street. The premises are accessed via Threadneedle Walk and have the following approximate net internal areas:

Ground Floor:	1,021 sq ft	94.85 sq m
Remote Store:	202 sq ft	18.77 sq m
Total:	1,223 sq ft	113.62 sq m



Viewing & further information

Strictly by prior arrangement only with:

Beth Ritchie

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Rent

Available on request

Tenure

The premises are available by way of a new lease for a term to be agreed, subject to five yearly upward only rent reviews. The lease will be contracted outside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954.

Rates

Rateable Value (2023)	£67,500
UBR:	£0.564
Rates Payable:	£38,070

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

Use

The premises currently benefits from Class E use which includes various commercial uses including Retail, Restaurant, Office or Gym space without the need for 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.




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