# Prime<sup>\*</sup> Retail

# To Let

# LONDON EC2 1A New Street

# **Prime Kiosk Opportunity**

#### Location

The unit occupies a prominent location on New Street, in the City of London, close to the junction with Bishopsgate, benefitting from high footfall.

Liverpool Street Mainline / Underground Station is located only a short distance away.

Five Guys is situated immediately adjacent to the unit, whilst Specsavers and New Street Grill are located opposite.

An extract from the street plan is attached upon which the premises has been highlighted.

#### Accommodation

The property is arranged over ground, first and second floors, comprising the following approximate net internal floor areas:-

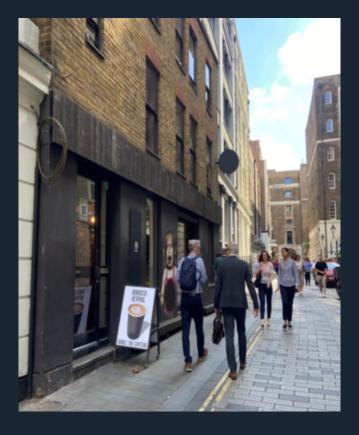
| Ground Floor | 24 sq m | 262 sq ft |
|--------------|---------|-----------|
| First Floor  | 22 sq m | 240 sq ft |
| Second Floor | 22 sq m | 240 sq ft |

#### **Terms**

An assignment of the existing lease expiring 20th October 2030, subject to a rent review in October 2025, at a current passing rental of £50,000 per annum exclusive.

#### **Incentives**

Available upon request.



#### Rates

We have been verbally advised that the property is assessed as follows:-

| Rateable Value  | £31,000 |
|-----------------|---------|
| UBR (2023/2024) | 0.499   |
| Rates Payable   | £15,469 |

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

### **Legal Costs**

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

#### **EPC**

An EPC will be commissioned, and a copy can be provided upon request.

# Viewing

All viewings are strictly by prior appointment.

For further information or arrangements to inspect please contact:

#### **Joel Berg**

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