

# 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**  
joel@prime-retail.com  
07950 320 978

