

# Prime<sup>+</sup> Retail

## To Let

LONDON EC3

2 Boltoph Alley

Prime Kiosk Opportunity

### Location

The unit occupies a location on Boltoph Alley, a busy thoroughfare linking Boltoph Lane and Lovat Lane. Monument Underground Station (District and Circle Line) is a short distance from the property and the surrounding area is densely populated by office occupiers.

Other F&B operators in Boltoph Alley include L'Antipasto City and Keco making it a popular destination at lunch times.

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

### Accommodation

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

Basement	27.3 sq m	294 sq ft
Ground Floor	32 sq m	345 sq ft

### Terms

An assignment of the existing lease expiring 1st December 2031, subject to a rent review in December 2026, at a current passing rental of £18,000 per annum exclusive.

### Incentives

Available upon request.



### Rates

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

Rateable Value	£22,250
UBR (2023/2024)	0.499
Rates Payable	£11,102.75

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:

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