

LONDON

1 Bull's Head Passage, EC3V 1LU

CLASS E OPPORTUNITY – TO LET SUBJECT TO VP



LOCATION

The subject premises occupy a prominent position on Bull's Head Passage, a busy thoroughfare linking Gracechurch Street to Leadenhall Market, one of the oldest retail destinations in London, benefitting from exceptional commuter footfall.

Bull's Head Passage is in walking distance from several transport hubs in the heart of the City of London, with a vibrant mix of independent, shops, cafes and bars.

ACCOMMODATION

The property is currently fitted as a hair salon/barbers, and provides the following approximate areas;

Ground Floor: **191 sq ft** **17.74 sq m**

LEASE TERM

A new effectively full repairing and insuring lease for a term to be agreed.

RENTAL

£20,000 per annum exclusive.

RATING

The property is assessed for rates as follows:

| | |
|--------------------------|------------------|
| Rateable Value 2024: | £15,500 |
| UBR 2024/25: | 51.5p |
| Estimated Rates Payable: | £7,983 pa |

This information is for guidance purposes only. Interested parties are advised to make their own enquiries to the VOA.

EPC

Available on request.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction.

VIEWING AND FURTHER INFORMATION

All viewings should be made strictly via appointment.

Hugo Mackichan

07534 438411

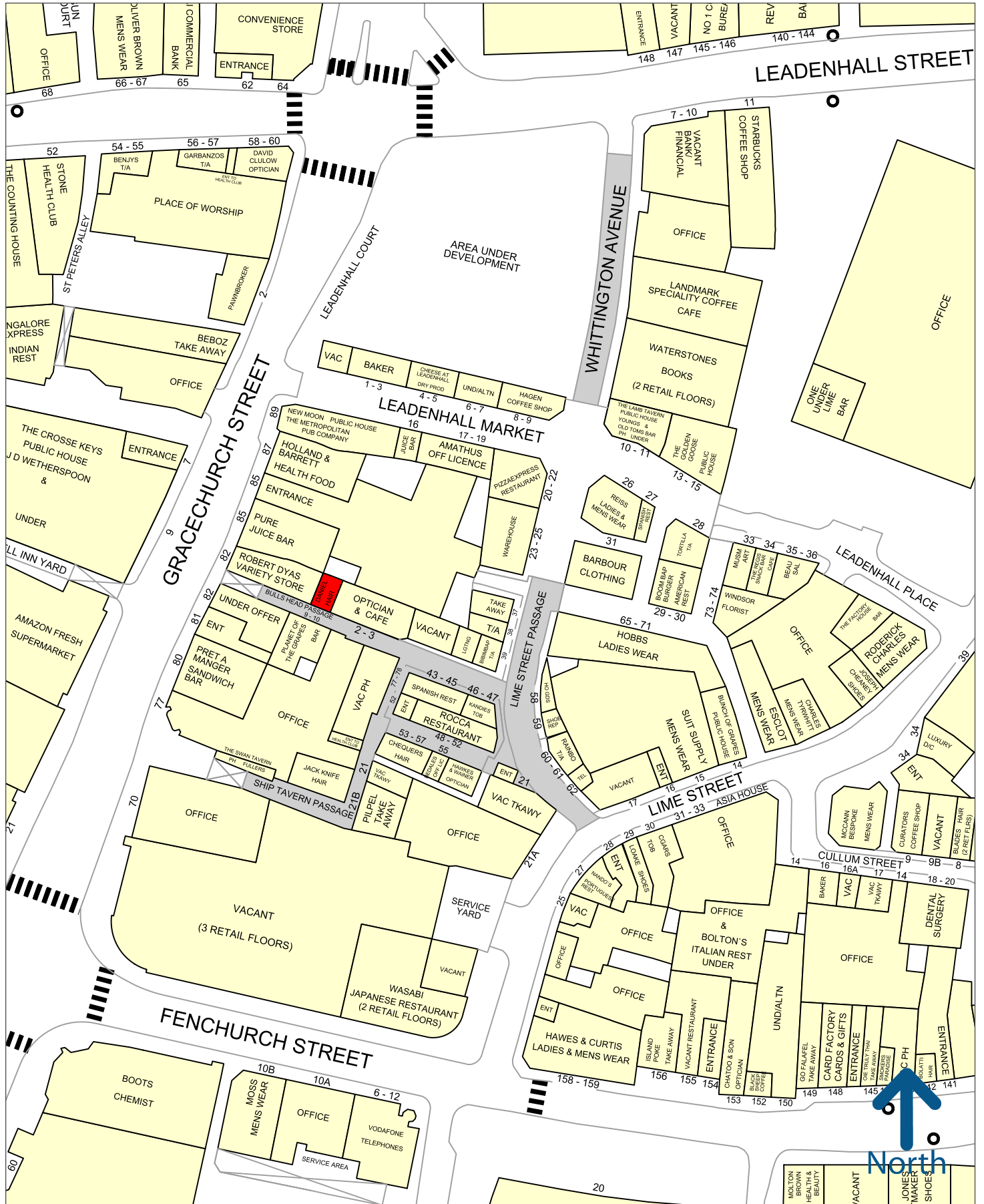
hugomackichan@fmx.co.uk

Charlie Spilsbury

07894 984580

charliespilsbury@fmx.co.uk

Date: November 2024



50 metres

Experian Goad Plan Created: 06/11/2024
Created By: FMX