

LONDON

81 Gracechurch Street, EC3V 0AS

PRIME SHOP – LEASE AVAILABLE



LOCATION

The property is prominently located on Gracechurch Street, with a return frontage onto Bull's Head Passage, which is occupied by independent retailers. Gracechurch Street is an established retail destination in the City of London, with the iconic **Leadenhall Market** nearby and a high density of office accommodation in the surrounding area, servicing London's finance and insurance district. **Monument** and **Bank Tube Station** are both within a 5 minute walk.

Occupiers adjacent the unit are **Robert Dyas** and **Pret**. The surrounding area is populated by other retailers including **Pure, Holland & Barrett, Amazon Fresh** and **Itsu**.

ACCOMMODATION

The property provides the following approximate areas;

Ground Floor:	850 sq ft	78.9 sq m
Total:	850 sq ft	78.9 sq m

LEASE TERM

Available by the way of an assignment of the existing expiring 27th November 2024.

Alternatively, a short-term sub lease to expiry – further details on request.

RENTAL

£113,000 per annum exclusive.

SERVICE CHARGE

£660 pa.

INSURANCE

TBC

RATING

The property is assessed for rates as follows:

Rateable Value 2023:	£84,000
UBR 2023/24:	56.4p
Estimated Rates Payable:	£47,376

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

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Date: April 2024



50 metres

Experian Goad Plan Created: 12/12/2023
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