

TO LET

- ✓ Prime City of London Location
- ✓ 10.44 (2024 ORR figures) million passengers per annum

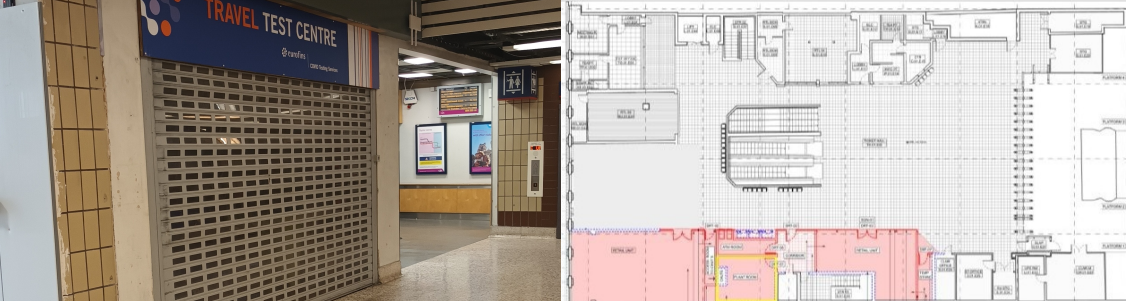
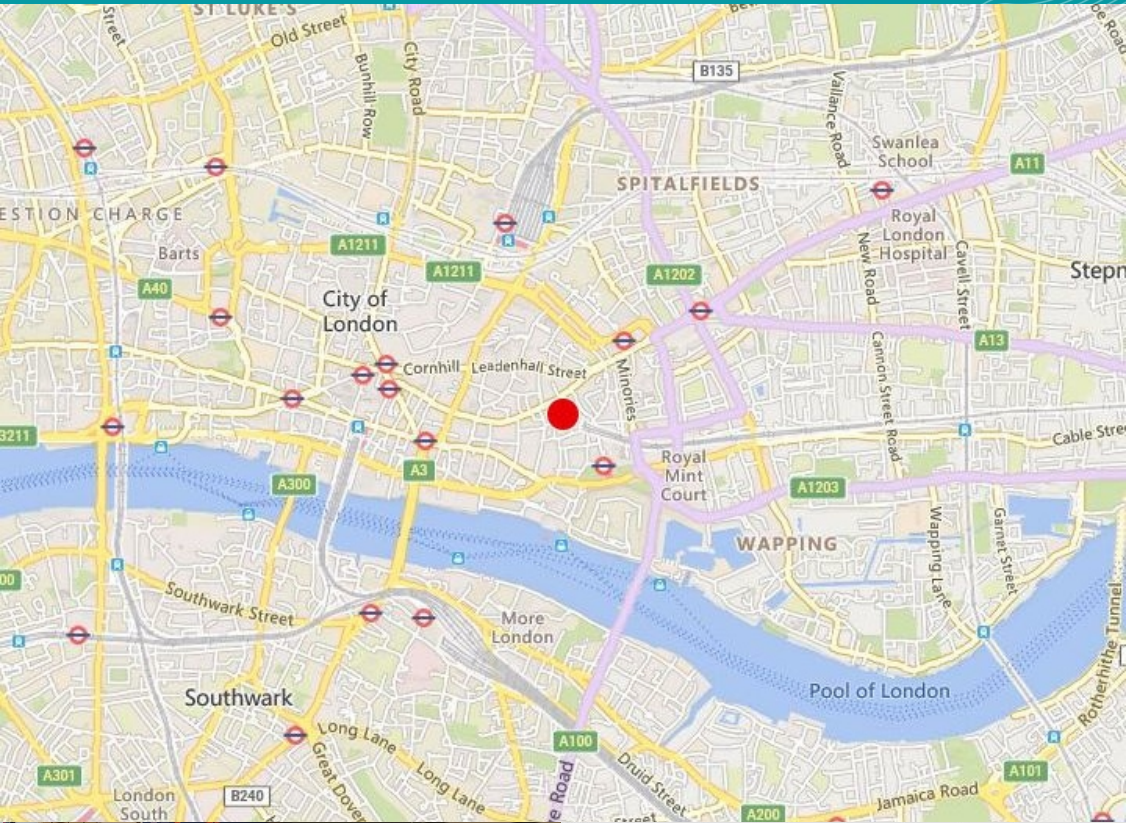


Fenchurch Street Station, Fenchurch Place, London EC3M 4AJ

Retail Opportunity

420 Sq Ft
(39 Sq M)

Fenchurch Street Station, Fenchurch Place, London EC3M 4AJ



DESCRIPTION

The subject premises is located on the upper concourse adjacent to the station ticket office, lift, stairs. The unit benefits from an electric roller shutter, electricity supply and lighting. The unit requires fitting out. Other retailers at the station include Costa Coffee, Burger King, Marks and Spencer Simply Food, iSmash and a weekday food market that trades on the station forecourt.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	420	39

EPC

Available on request

LOCATION

Grade II Listed Station is located in the City of London's accounting and financial district, surrounded by modern Grade A office and in close proximity to Tower Hill, Bank and Liverpool St Station. The historic Tower of London and Tower Bridge and the iconic Gherkin and Walkie Talkie Building are a 5 minute walk. The station provides regular train services to & from London.

TERMS

A standard railway template contracted out lease of a length to be agreed. The lessee will be required to contribute £1,500 plus VAT

RENT

Offers invited based on a percentage of net turnover subject to a minimum guaranteed rent of £25,000

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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