

London EC4

63 Queen Victoria Street

A1 Opportunity Available



Location

The premises front onto Garlick Hill and are situated close to the junction with Queen Victoria Street adjacent to the entrance of Mansion House Underground Station.

Retailers in the vicinity include **Itsu**, **Snappy Snaps**, **Planet of The Grapes** and **Caffe Nero**.

Accommodation

The property is arranged over the ground floor and the landlord will shortly conclude works to subdivide the unit in two. The new unit floor areas are as follows:

Unit 1 (red)
Ground Floor 780 sq ft 72.46 sq m

Unit 2 (blue)
Ground Floor 686 sq ft 63.73 sq m

Rent

Unit 1 £65,000 per annum exclusive
Unit 2 £45,000 per annum exclusive

Tenure

The units will be available on new effectively full repairing and insuring leases for a term to be agreed.

Rates

To be re-assessed following subdivision of the works.

(Interested parties are advised to make enquiries with the Local Authority)

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

An EPC for this property can be made available on request.

Viewing & Further Information

Strictly by prior arrangement only with:

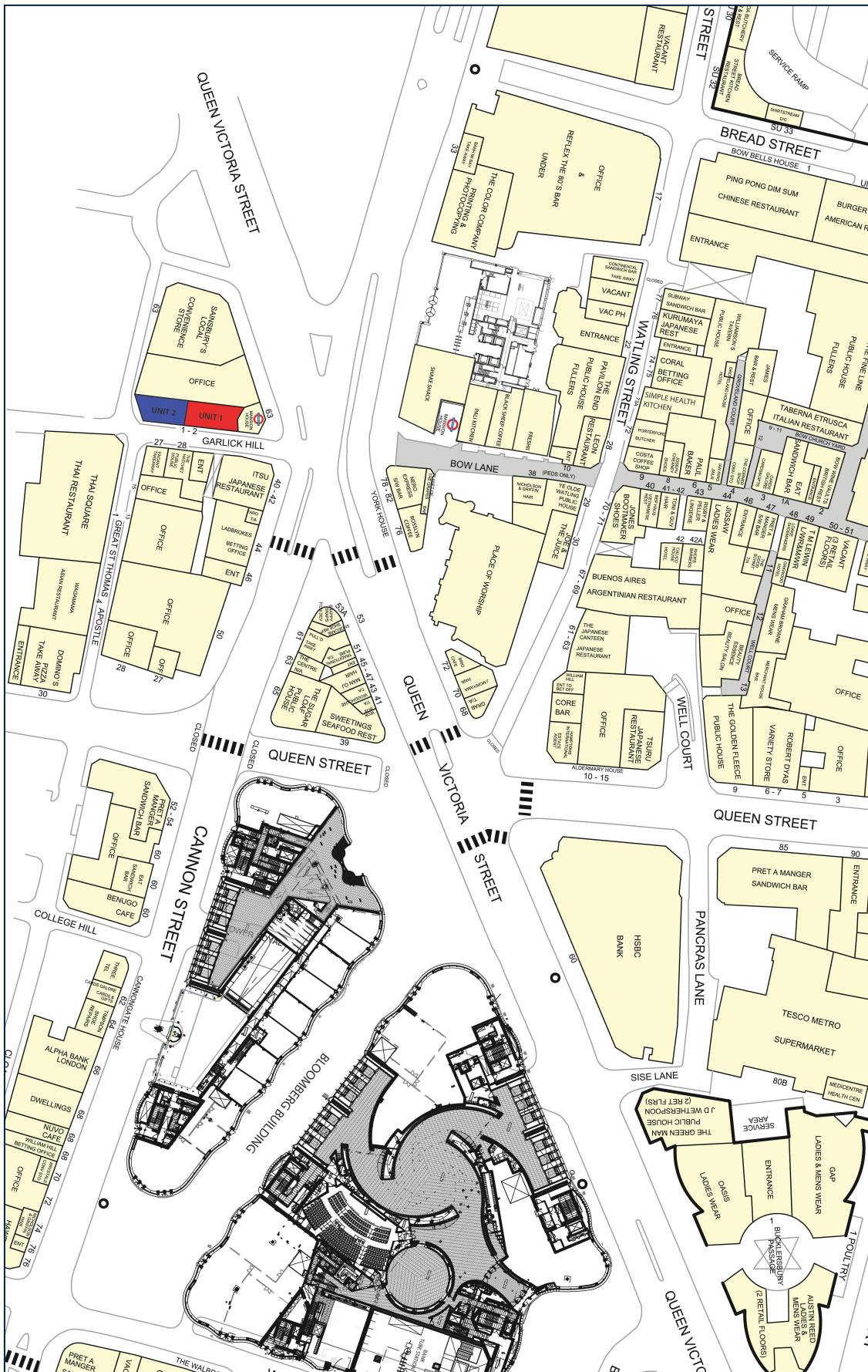
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