

MALL

CANARY WHARF  
LONDON



# To let

Retail Unit (Shop 7) Canary Wharf  
underground Station, E14 4HJ



The TfL Property  
Company

Canary Wharf is a London Underground station at Canary Wharf and is on the Jubilee line, between Canada Water and North Greenwich stations. The Canary Wharf Estate now includes over 1.5m sqm of retail and office space. This covers Canada water, Cabot Square and Westferry Circus, together with Heon Quays, West India Quay and Wood Wharf. The new TfL development within the station has provided TfL with an opportunity to provide a 'critical mass' of retail.

Over 30 million people pass through the station each year, making it second busiest on the London Underground outside Central London after Stratford, and the busiest that serves only a single line.

## Zone 2

London Underground station

## 30.66 million

Annual Station Footfall



**Description:**

This unit is located on the other side of the ticket hall to the new 8 retail units which have been previously marketed and has recently has a new roller shutter fitted.

**Unit Size:**

279 sq ft (25.91 sq m).

**Services:**

Power, Water & Drainage.

**Usage:**

Retail, F&B & Services.

**Lease:**

5-10 year lease, contracted outside the Landlord & Tenant Act.

Annual RPI +1% for the rent review applicable.

**Rent:**

The rent payable to be an agreed base rent or an agreed percentage of gross turnover, whichever is the higher and will be net of VAT and exclusive of rates.

**Rates:**

Interested parties are advised to contact the VOA directly for more information.

**Legal Costs:**

Each party is to be responsible for their own legal costs.

**Offers:**

Interested parties will be expected to provide a full business case with financials.

**ALL ENQUIRIES:**

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William Alden  
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