# To let

COSTA

cannon street Come on in

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13%

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Retail Unit, Cannon Street Station, EC4N

Cannon Street Underground and railway station is situated in the City of London's core, within Zone 1 of the Underground network. It handles over 3 million passengers each year and is served by the District and Circle lines, as well as National Rail services through London Bridge

Nearby operators include Marks & Spencer, Leon, The Candlemaker, Hawes & Curtis , Boots and Pret & Manager.

Zone 1 London Underground station

Places

London

E The TfL Property Company

for

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FULL STERAM AHEAD

3.79 million Annual Station Footfall



# Description:

The property benefits from a return frontage and is arranged entirely at ground level.

### Unit Size:

668 sq ft (62 sq m).

Services: Power, Water & Drainage.

Usage: Retail, F&B or Services.

Lease: 5-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:

Victoria Davies victoria.davies@eur.cushwake.com Roshni Patel Roshni.N.Patel@cushwake.com





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