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

COSTA

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





For professional tenancy advice: The Code of Leasing Business Premises in England & Wales recommends you seek professional ad vice before agreeing a business tenancy. Details available from: www.leasingbusinesspremises.co.uk. Misrepresentation Notice — All the information and descriptions (whether in the text, plans or photographs) are given in good faith but should not be re lied upon as being a statement of representation or fact. Any areas, measurements or distances referred to are approximate only.