



# To let

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

## 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:**

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