



Kiosk - To let

Retail or Coffee Unit
Mansion House Station, EC4N

Places
for
London

 The TfL Property
Company

Mansion House is served by the Circle and District lines. It is situated between Blackfriars and Cannon Street stations and it is in fare zone 1. The station is located at the junction of Queen Victoria Street and Cannon Street.

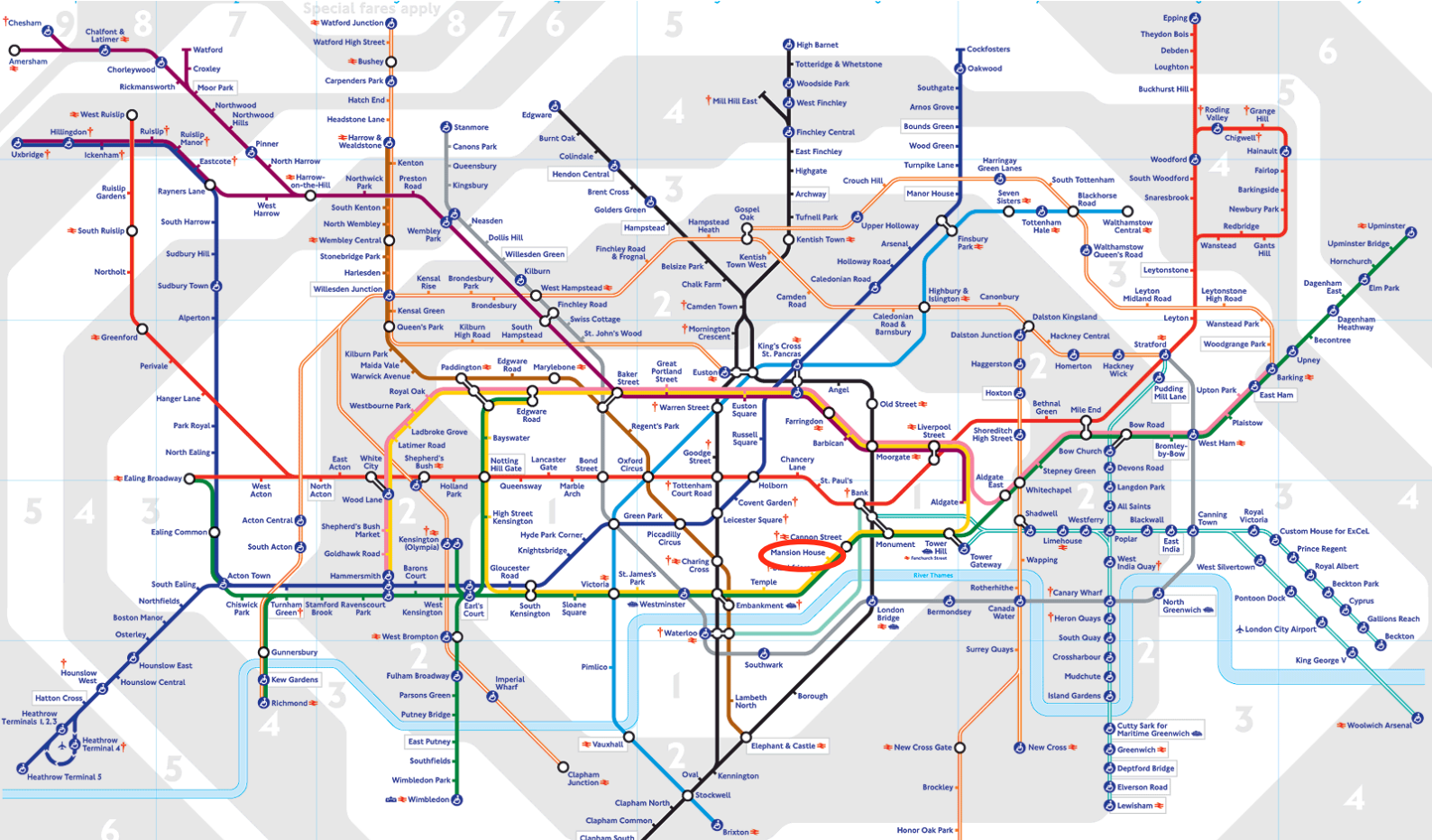
Mansion House Station itself is situated in close proximity to several iconic landmarks and institutions, including the Bank of England, St. Paul's Cathedral, and the Royal Exchange. Its strategic location not only supports the bustling financial activities in the area but also provides easy access to cultural and historical attractions.

Zone 1

Circle & District Lines.

4.4 million

Annual Station Footfall



Description:

The unit occupies a prominent position when entering or exiting the station from exit 4, benefitting from an open frontage and including electric shutter, water and drainage. The unit is generally in good condition with wooden floors and recently painted walls.

Unit Size:

312 sq ft (28.98 sq m).

Services:

Power (100 A TPN), Water & Drainage.

Usage:

Services, Retail or Coffee.

Lease:

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

Annual RPI +1% for the rent review applicable.

Rent:

The rent payable to be a base rent of £20,000 per annum 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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