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Retail or Coffee Unit Mansion House Station, EC4N

Mansion House is served by the Circle and District lines. It is situated between Blackfriarsand 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

Places for

London

E The TfL Property Company

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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.

ALL ENQUIRIES:

Victoria Davies victoria.davies@eur.cushwake.com Matthew Englender matthew.englender@eur.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.

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.