



TO LET – PRIME UNIT

Kiosk at Mansion House Station, London, EC4N 6JD

To Let:

- Prime unit located at the entrance/exit of a very busy and vibrant station.
- Great opportunity for an independent or national retailer.
- It is in good condition and has a simple configuration.
- Highly visible unit that is situated in the ticket hall.

Location:

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.

London Underground

Zone 1
Circle & District Line.

4.58 Million

2023 Annual Station Footfall





Description:

The unit occupies a prominent position when entering and exiting the station from exit 4. The unit is well formed and benefits from an open frontage onto the subway. The unit includes an electric shutter, water and drainage. There is good condition wood flooring and painted walls.

Unit Size:

Floor Areas
Total: 312 sq ft (28.98 sq m)

Services:

- 100 SPN Power
- Water & drainage.

Usage:

- Services
- Convenience
- Food & Beverage

Lease:

- 5 or 10 year lease, contracted outside the Landlord & Tenant Act.
- Annual RPI + 1% rent review applicable.

Rent

The rent payable to be an agreed minimum guaranteed rent (MGR) based on a percentage of turnover (sales), 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.

Offer Deadline:

TBC.



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CUSHMAN & WAKEFIELD  **Transport for London**

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