



Shop in Ticket Hall – Barbican Station

TO LET — RETAIL UNIT

BARBICAN STATION, LONDON EC1A

This unit is located within Barbican Station ticket hall benefiting from the high level of passing footfall entering and exiting the station. The unit has a glass frontage and is very prominent within the station.

Location:

Barbican is a London Underground station situated near the Barbican Estate within the City of London in Central London. The station is served by the Circle, Hammersmith & City and Metropolitan lines, and is situated between Farringdon and Moorgate stations. The station is located in Travelcard Zone 1. The area is a key location for London financial services. There are plenty of gastro pubs, bars and restaurants in the area that cater for the cities financial and business workers.

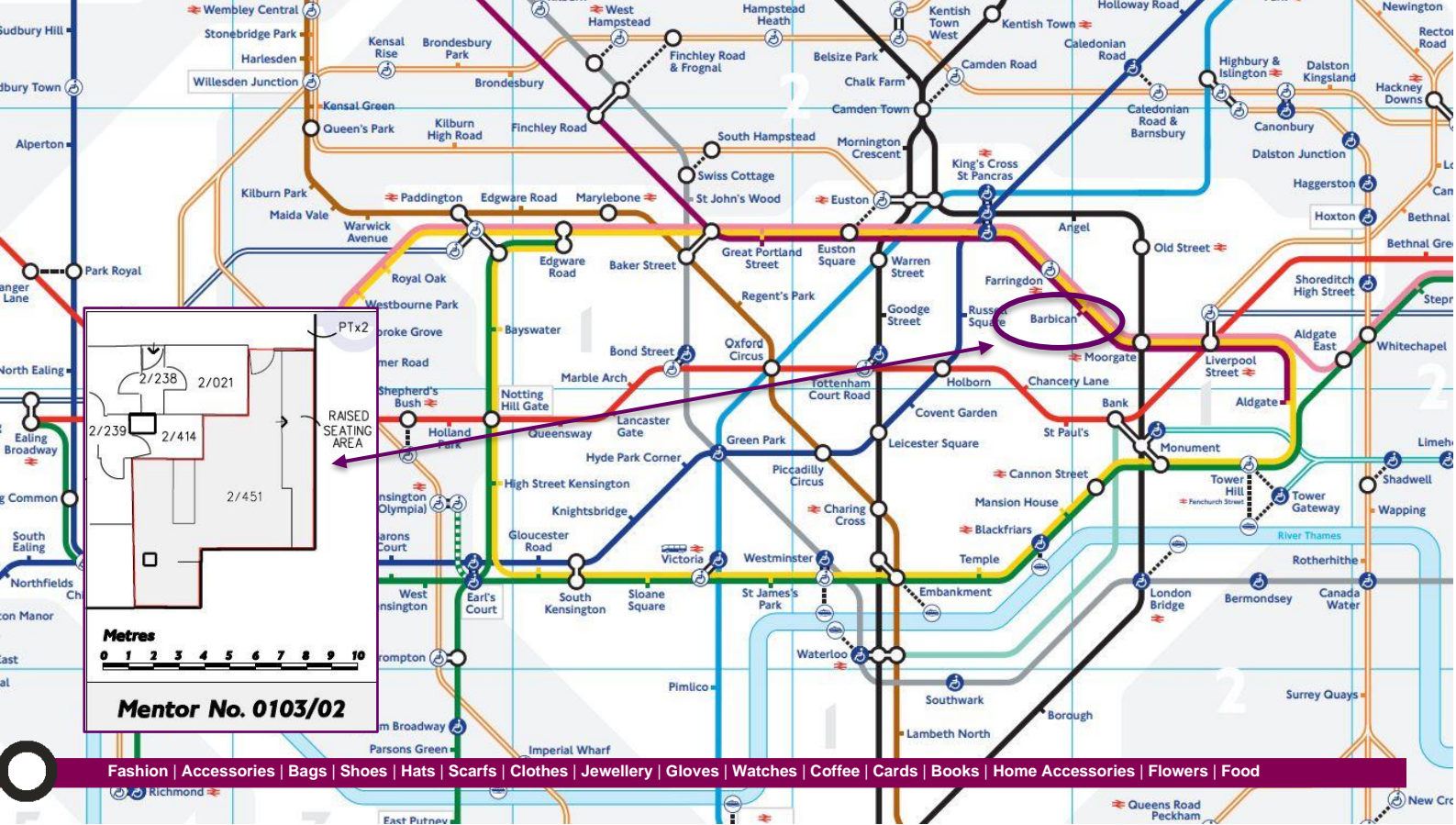
10.2 million +
Annual station footfall

London Underground serves:

1.35 billion
Passengers a year



TRANSPORT
FOR LONDON



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Description:

The subject unit is situated in a prominent position within the ticket hall. It has a simple configuration, glass frontage and has good back of house space suitable for a preparation area or storage.

Unit Sizes:

Unit 1 — NIA 460 sqft (est)

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.

Lease:

The unit is available on a 5-year lease contracted outside the Landlord & Tenant Act and will incorporate an annual RPI rent review.

Rates:

Interested parties are advised to contact the VOA direct for more information.

Services:

The unit has single phase power (100 AMP) as well as water and drainage.

Legal Costs:

Each party is to be responsible for their own legal costs.

Deadlines for Offers:

Interested parties will be expected to provide a full business case with financials.

Deadline for viewings: TBA

Deadline for offers: TBA

Contact:

On behalf of:



Victoria Davies

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Alice Hershman

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For professional tenancy advice:

The Code of Leasing Business Premises in England & Wales recommends you seek professional advice before agreeing a business tenancy.

Details available from:

www.leasingbusinesspremises.co.uk



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