



LOCATION

The property is located in a prime position on Old Broad Street. It is located in close proximity to Bank underground station 160 metres away. The premises benefit from high pedestrian flows with nearby occupiers include Burger & Lobster, Pure Sports, and Virgin Active.

TENURE

The unit is available subject to vacant possession on a combined basis by way of a new full repairing and insuring lease for a term to be agreed. The lease is contracted outside of the security of tenure provision of the Landlord and Tenant Act 1954.

RENT

£67,500 pax exclusive of business rates and service charge.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

D (84). A copy of the energy performance certificate is available upon request.

VIRTUAL TOUR

For a virtual tour please click [here](#)

Accommodation

Ground Floor	953 sq ft	88.5 sq m
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Business Rates

Rateable Value (2017)	£110,000
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Rates Payable (2022-23)*	£59,400
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*We advise all interested parties seek clarification from the Local Rating Authority

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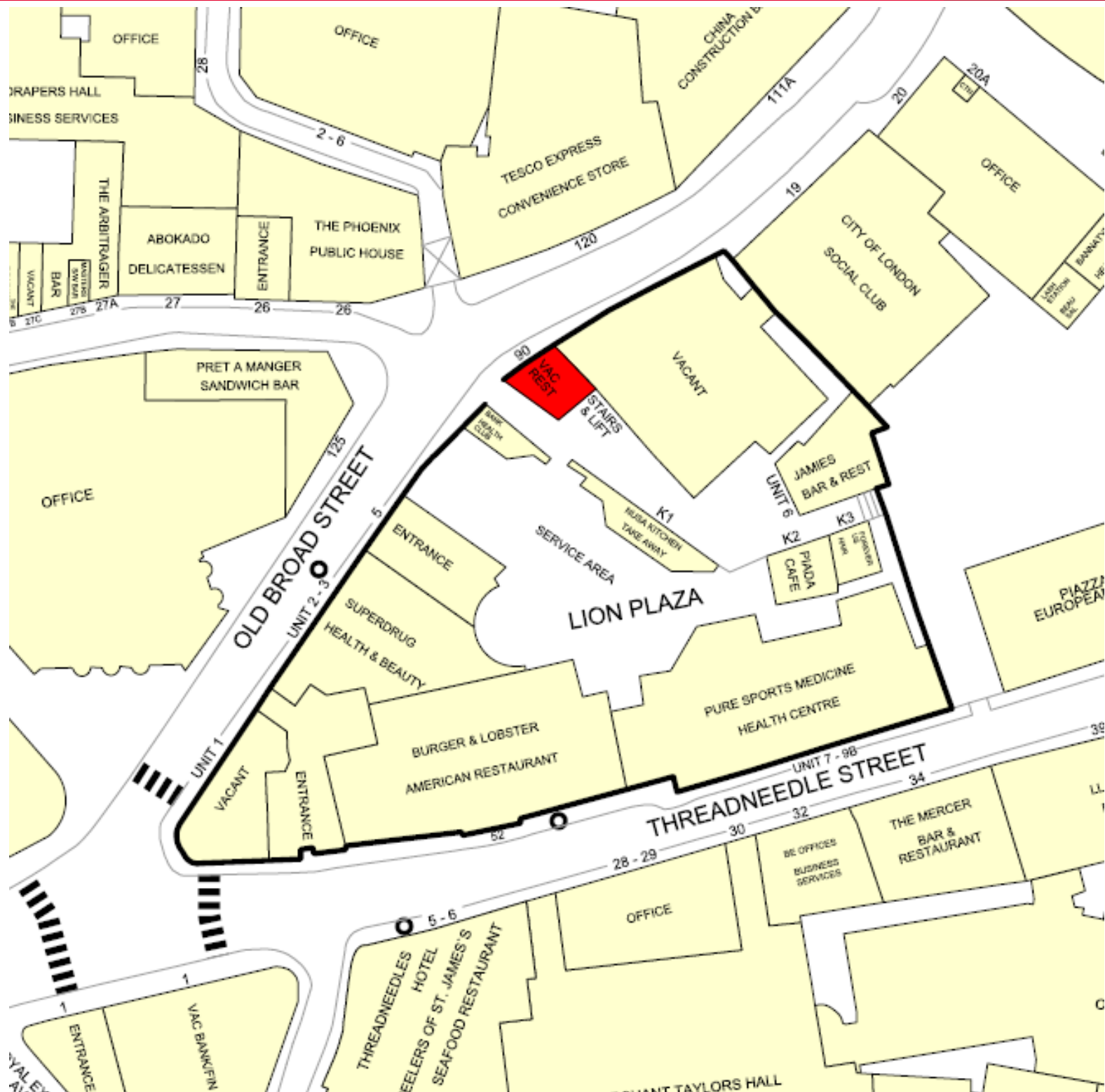
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MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991 Cushman & Wakefield LLP, their clients and any joint agents give notice that: (i) these particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents or outgoings quoted are exclusive of VAT. (iv) Any descriptions given of the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as requested. In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction. Publication Date: March 2022 Regulated by the Royal Institution of Chartered Surveyors.

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