

65 Fenchurch Street | London |
EC3M 4BE

Prime Unit | Lease Assignment

Fully Fitted F&B Unit | Immediately Available





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Location

This former Pret A Manger unit is double-fronted sitting on the renowned Fenchurch Street. Located in the heart of the traditional insurance district, but with the arrival of new landmark schemes, notably 40 Leadenhall opposite, Fenchurch Street is fast becoming the beating heart of the city. Also the famous Sky Garden is on the same street.

There is a captive office catchment in the surrounding area and there is a large number of restaurants, grab and go outlets, coffee shops and pubs nearby.

It is situated in the City of London, and benefits from fantastic transportation links being positioned next to Fenchurch Street and within walking distance of Bank, Liverpool Street, Aldgate and Monument, and Tower Hill Underground stations.

Nearby operators include Black Sheep Coffee, Honi Poke, Caffé Nero, Fitness First, Pret A Manger and many more national and local offerings.

Accommodation

The property has the following approximate floor areas:-

Ground floor	87.24 Sq.m	939 Sq.ft
Basement	121.98 Sq.m	1,313 Sq.ft
Sub-basement	72.00 Sq.m	775 Sq.ft
Total	281.22 Sq.m	3,027 Sq.ft

Key features

- Fully fitted with kitchen, sales, WCs and storage
- Ideal for food users without need for full extraction
- Vacant, ready for immediate occupation
- Pop ups considered
- Viewing essential

Lease

Available by way of an assignment of the existing lease expiring on the 28 September 2031.

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Rent

£160,000 per annum exclusive.

Service charge

The service charge for the current year is £6,420.

Terms

Consideration given to lease assignment or subletting. Further details upon request.

EPC

An EPC has been commissioned and is awaited.

Rates

The VOA website shows that the new Rateable Value from April 2023 will be £114,000.

For rates payable please refer to the Local Charging Authority – City of London Corporation - 020 7606 3030.

Legal costs

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



VIEWINGS - Strictly by appointment

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- * Corporate structure and ownership details
- * Identification and verification of ultimate beneficial owners
- * Satisfactory proof of the source of funds for the Buyers/Funders/Lessee

Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link >

