

WHITE DRUCE & BROWN

PROPERTY CONSULTANTS

12 Melcombe Place, Marylebone, London, NW1 6JJ Tel 020 7467 5997 Fax 020 7224 5212

www.whitedrucebrown.com

Preliminary Details

LOWER GROUND FLOOR RETAIL UNIT WITH DEDICATED ENTRANCE AND LIFT ACCESS
OTHER POTENTIAL USES INCLUDING GYM, RESTAURANT, CLINIC, HEALTH CENTRE, ETC

TO LET (NO VAT)

48 – 54 MOORGATE, LONDON, EC2R 6EJ

1,888 SQ FT



New lease available direct from the freeholder on terms to be agreed.

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THESE DETAILS ARE BELIEVED TO BE ACCURATE BUT THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

- Location:** The property is situated on the east side of Moorgate, just to the south of the junction with London Wall and therefore benefitting from excellent retail facilities and transport links with Bank, Moorgate and Liverpool Street stations within easy walking distance.
- Accommodation:** The accommodation provides the following Net Internal Floor Areas:
- | | |
|---------------|-------------|
| Ground: | 41 sq ft |
| Lower Ground: | 1,847 sq ft |
| Total | 1,888 sq ft |
- Amenities:** Prominent Dedicated Ground Floor Window Frontage
Exclusive Lift and Staircase to Lower Ground Floor
Open Plan Lower Ground Floor
- Terms:** The accommodation is available on a new 5/10 year lease at a rent of £79,500 per annum.
- Service Charge:** Estimated at £1.38 psf
- Business Rates:** Rateable Value £69,000
Occupiers currently benefit from business rates relief. Interested parties are to inquire with the local authority for further details.
- EPC Rating:** Energy Rating C
- VAT:** The building is not elected for VAT
- Legal Costs:** Each party is to be responsible for their own professional & legal costs incurred in the transaction.
- Viewing:** Contact James Baker at sole agents White Druce & Brown
Email: jamesbaker@whitedrucebrown.com
Mobil: 0777 6200 830