



To let

31 Liverpool Street – Prime F&B/ Retail Opportunity



The TfL Property Company

31 Liverpool Street is located within Broadgate Circle, a lively and modern development in London's financial district. Positioned adjacent to Liverpool Street Station, it offers excellent transport links via Underground and National Rail. The area is surrounded by a mix of restaurants, cafes, fitness studios, and cultural venues, including 1Rebel Gym, Eataly, Everyman Cinema, Beany Green, and Los Mochis. Broadgate Circle itself is a hub of activity, with both commercial offices and tourist activity.

Zone 1

London Underground station

94.5million

Total combined annual station footfall



Description:

The subject premises is prominently positioned on Broadgate Circle, directly adjacent to the newly opened entrance to Boxhall. The unit has been stripped out and is presented in good condition, offering a great opportunity for a food and beverage operator. It is in a prime location at the heart of an office community, and benefits from strong footfall.

Unit Size:

Ground 21.7 sq m / 234 sq ft

Services:

Power, Water & Drainage.

Usage:

Retail and Food & Beverage

Lease:

5-year lease, contracted outside the Landlord & Tenant Act 1954, part II.

Rent:

The rent payable to be a base rent or an agreed percentage of gross turnover, whichever is the higher, and will be 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 and accompanying landlord pack describing proposed use.

ALL ENQUIRIES:

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