



Shop 1 – Bank Station

TO LET — RETAIL UNIT

BANK STATION, LONDON EC3V

The subject unit is in a prominent position within the ticket hall that sits underneath Bank Junction benefitting from a high level of passing footfall. The unit is extremely visible with sliding glass frontage.

Location:

Bank and Monument are interlinked London Underground and Docklands Light Railway stations that form a public transport complex spanning the length of King William Street in the City of London. Monument station is served by the Circle & District line. The area is a key location for London financial services, with the Bank of England just moments away. There are plenty of gastro pubs, bars and restaurants in the area that cater for the cities financial and business workers.

55 million+

Annual station footfall

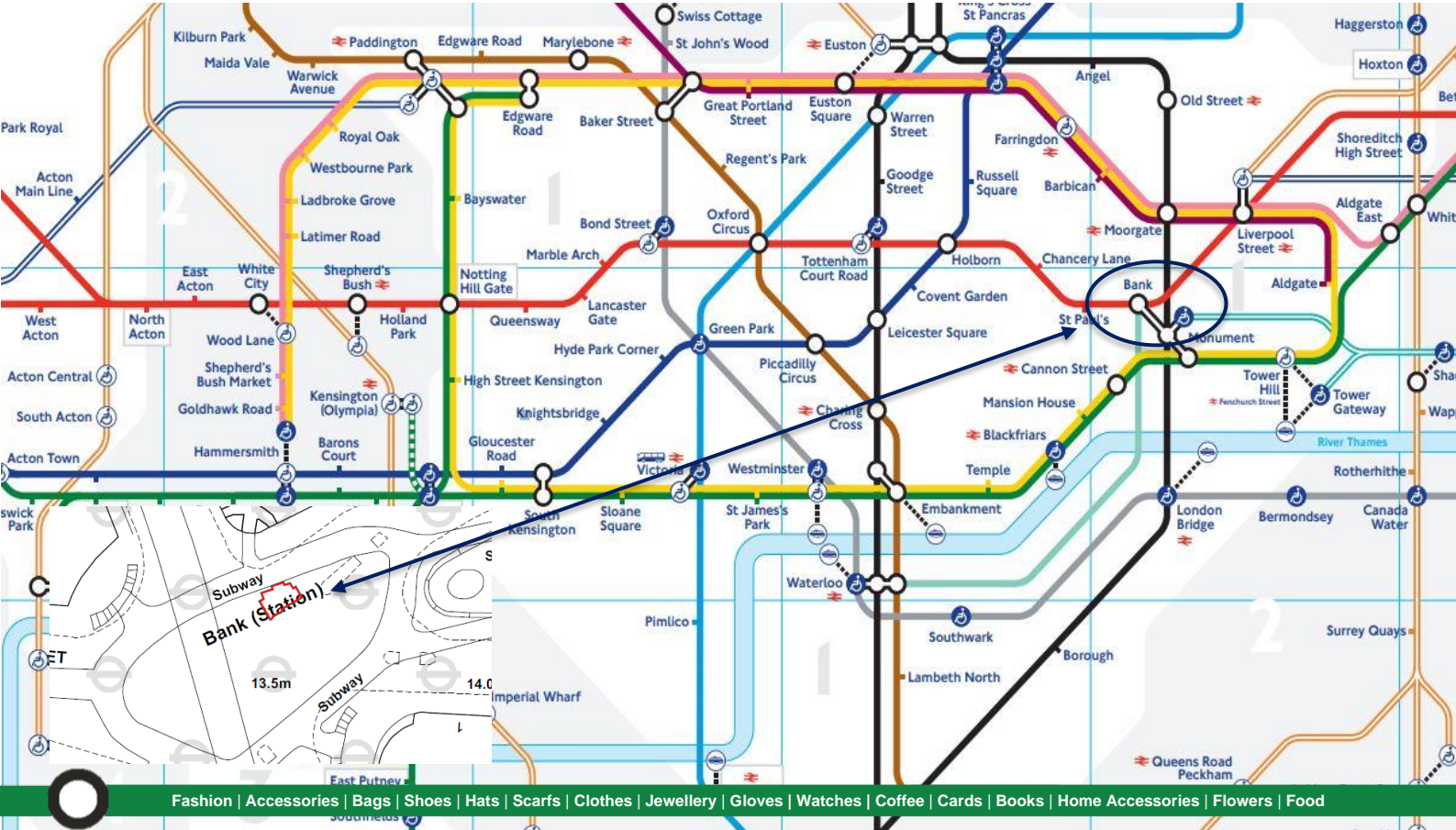
London Underground serves:

1.35 billion

Passengers a year



TRANSPORT
FOR LONDON



Description:

The subject unit is a good size and has a simple configuration. There is a sliding glass frontage and the opportunity to put signage either side of the unit.

Unit Sizes:

Unit 1 — NIA 270 sqft (25.08 sq m)

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:

The Tenant will be responsible for the Rates Payable, interested parties are advised to contact the VOA direct for more information.

Services:

The unit will have a metered supply for power (125 AMP) only. **There is no water or 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:

Virtual Viewing:

<https://my.matterport.com/show/?m=XTHighprfZg>

Contact:

On behalf of:



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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.leasingbusinesspremisses.co.uk



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