

TO LET Retail Unit City of London

99 Gresham Street
London, EC2V 7NQ

Key information

- Rent Upon Application
- Planning Use Class E
- Size – 922 sq ft
- Close to the Bank of England
- Subject to vacant possession



Contact

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Location

The unit is located within the heart of the city of London, within **600 metres of 7 stations** including **Bank, Liverpool Street**, and **St Pauls**. The area benefits from a dense office population accompanied with vibrant bars and restaurants including The Anthologist.

Nearby occupiers include **Psyche, Pret A Manger, Hawksmoor, Black Sheep Coffee, Tossed** and **The Co-op**.

Accommodation

The building comprises retail accommodation over ground floor only. The space would suit a variety of different occupiers.

The frontage provides excellent visibility and display areas. premises are arranged over ground floor only providing the following approximate internal floor areas:-

	Sq m	Sq ft
Ground	85.66	922

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.

Service Charge

TBC

Energy Performance Rating

The property has an EPC rating of E. A certificate can be made available upon request.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Terms

Available by way of a new lease.

Quoting Rent

Rent Upon Application.

Legal Costs

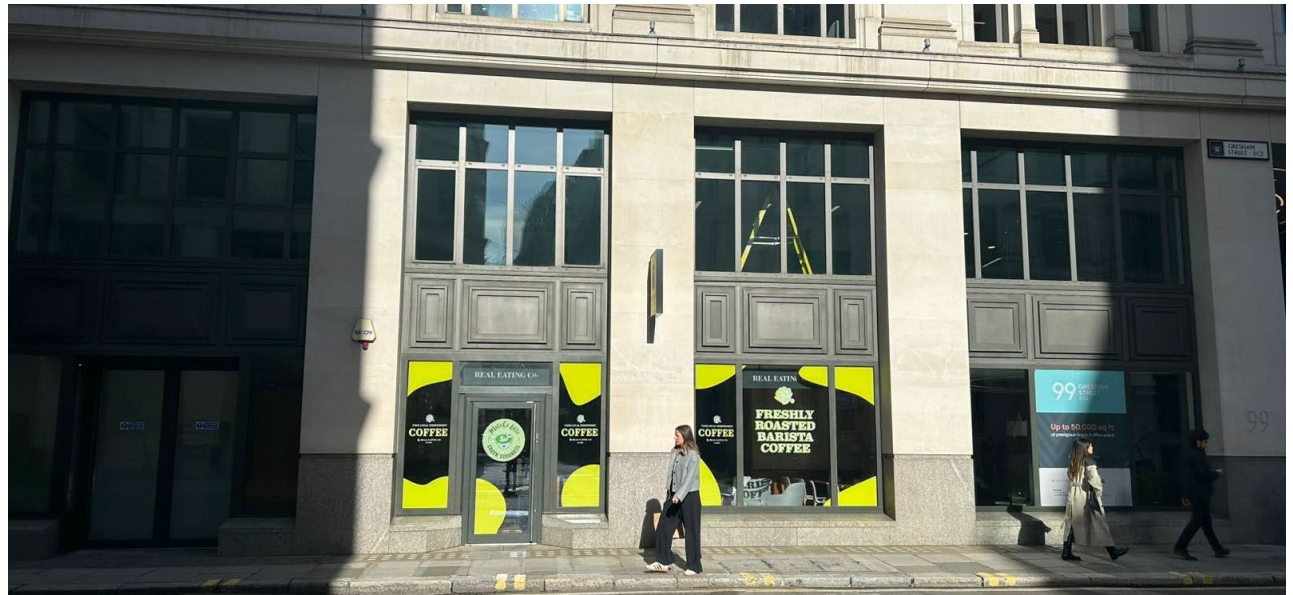
Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.



Business Rates

We are advised that the Business Rates are as follows:

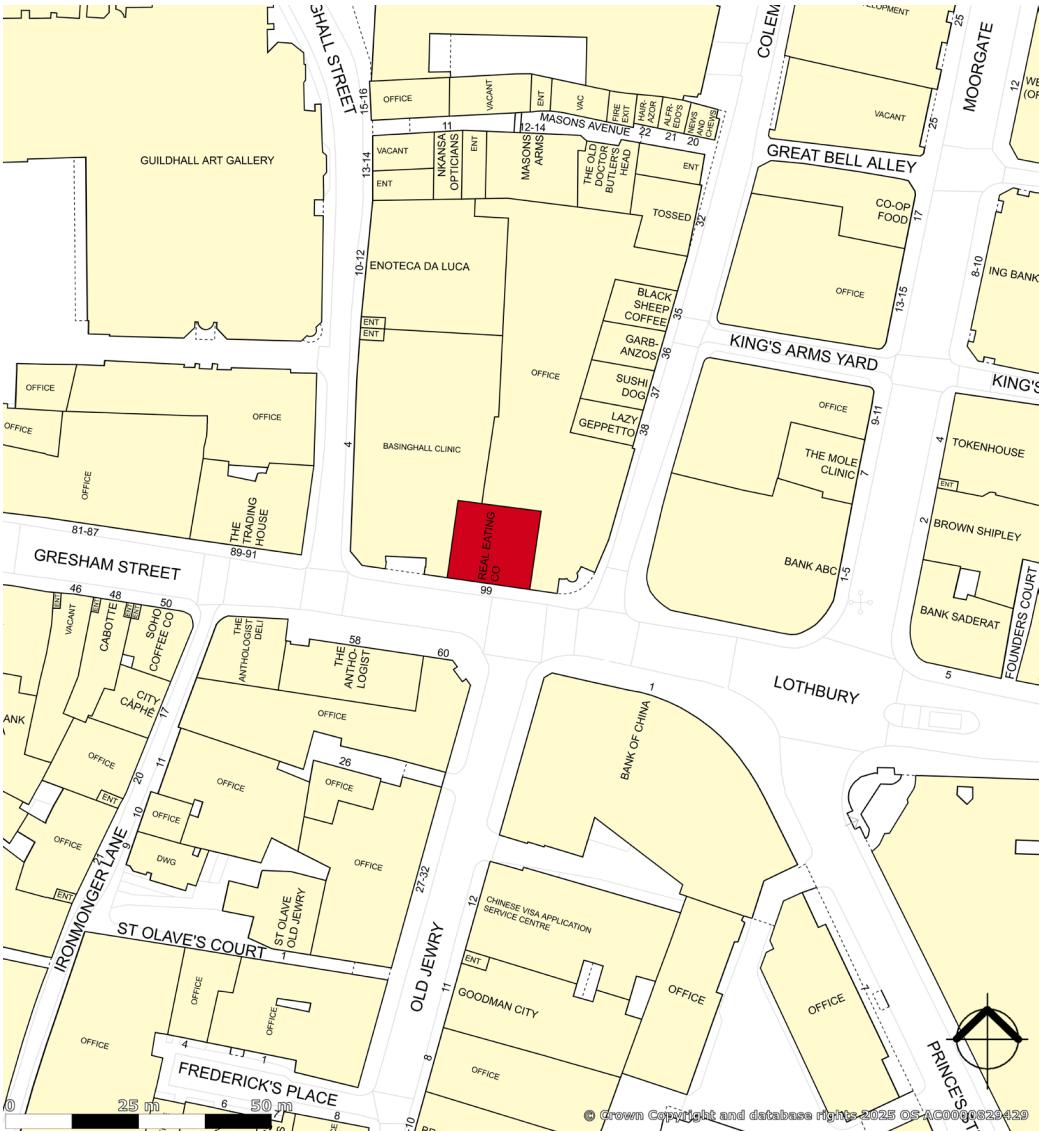
Business Rates	£87,500
UBR	£0.597
Rates Payable	£52,237.50

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates.

Viewing

Strictly via Rapleys or our joint agent.



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