

TO LET Retail Unit

City of London

35 Coleman Street
London EC2V 7NG

Key information

- Quoting Rent - £95,000 per annum
- Planning Use Class E
- Size – 1,440 sq ft
- Close to the Bank of England
- Subject to vacant possession



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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 Paul's**. The area benefits from a dense office population accompanied by a range of vibrant bars and restaurants.

Nearby occupiers include **Psycle, Pret A Manger, Garbanzos, Sushi Dog, Hawksmoor, Cotti Coffee, Tossed** and **The Co-op Food**.

Description

The building comprises retail accommodation over ground floor only.

The frontage provides excellent visibility and display areas.

The premises are arranged over ground floor only providing the following approximate internal floor areas:-

	Sq m	Sq ft
Ground	133.78	1,440

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Energy Performance

The property has an EPC rating of C. 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, subject to vacant possession

Quoting Rent

£95,000 per annum

Service Charge

2026 - £5,185.42 (£3.60 psf)

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

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.

Rating

We are advised that the Business Rates are as follows:

Business Rates	£69,000
UBR	£0.48
Rates Payable	£33,120

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 sole letting agent, Rapleys LLP



For further details contact:

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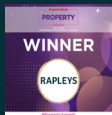
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