

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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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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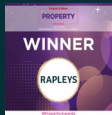
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