



London EC4  
43 BOW LANE

## WELL-FITTED BOUTIQUE SHOP TO LET

### Location

Bow Lane is a busy pedestrian retail thoroughfare running between the City's principle retail street Cheapside and Mansion House Underground Station.

Occupiers in the immediate vicinity include **Paul Smith, Loake, Barker Shoes, Leonidas, Konditor, Paul & Pret A Manger**. In addition, **Shakeshack and Blacksheep Coffee** are located beneath 45 Cannon Street to the south of the subject property.

The area benefits from a very high density of office workers which has been enhanced by the completion of Bloomberg's 1.1m sq ft HQ at 3 Queen Victoria Street, which now accommodates their 4,000 London based employees.

### Accommodation

A fully fitted unit arranged over ground and basement with the following approximate net internal areas:

Ground Floor	400 sq ft	37.16 sq m
Basement	410 sq ft	38.09 sq m
<b>Total</b>	<b>810 sq ft</b>	<b>75.25 sq m</b>

### Rent

Upon application.

### Terms

The property is available by way of a new lease for a term to be agreed. The lease will be contracted outside the Security of Tenure and Compensation provisions of the Landlord & Tenant Act 1954.

### Business Rates

Full Rates Payable (20/21) – £31,320 per annum

The premises are currently exempt from paying business rates until 30<sup>th</sup> June 2021, followed by a 66% reduction until 1<sup>st</sup> April 2022.

Prospective tenants are advised to confirm any rating liability directly with the Local Authority.

### Use

All uses within the new 'Use Class E' of the Use Class Order (as amended) will be considered.

### Legal Costs

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

### EPC

Available upon request.

### Ready to talk?

Please Call/ Email/  
WhatsApp

### Peter Flint

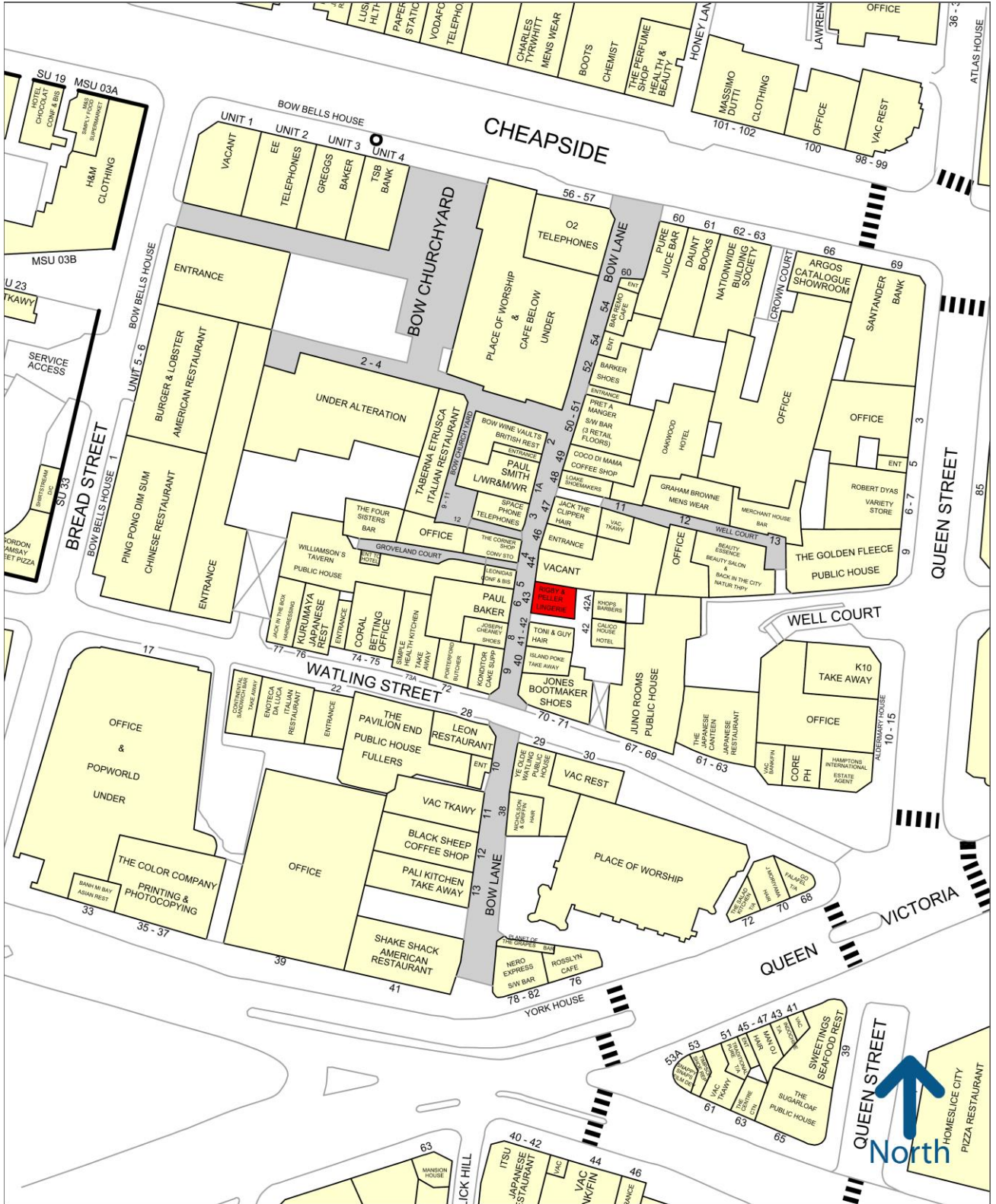
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