

A1 LEASE AVAILABLE - 956 SQ FT - STRICTLY CONFIDENTIAL, STAFF UNAWARE

Unit D, 107 Cheapside, London, EC2V 6DY



LOCATION: The property is located on the northern side of Cheapside, a short walk from both Bank and St. Paul's underground stations and diagonally opposite One New Change shopping centre. Nearby occupiers include **ITSU, Charles Tyrwhitt, Ted Baker, Cafe Nespresso** and **Boots**.

TERMS: The premises are available by way of an assignment of an existing effectively full repairing and insuring lease expiring 11th April 2021 contracted inside the the Landlord & Tenant 1954.

RENT PASSING: **£172,000** per annum exclusive.

PREMIUM: Offers invited.

ACCOMMODATION: The unit is arranged over ground floor only and comprises the following net internal floor areas: **Ground Floor:** 956 sq ft (88.82 sq m)

LEGAL COSTS: Each party is to be responsible for their own legal costs.

EPC: Available on request.

RATES (2019/2020): Rateable Value £126,000 Rates Payable £63,504 - interested parties are advised to make their own enquiries with the Valuation Office Agency.

**BLACK
STANNILAND**

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IMPORTANT NOTICE: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

