



54 BOW LANE, LONDON, EC4M 9DJ

535 SQ FT / 49.7 SQ M

Retail/E-Class Opportunity

New Lease Available



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LOCATION

The premises are situated at the entrance to Bow Lane by the junction with Cheapside on this busy thoroughfare linking up to Watling Street and Mansion House Underground Station. Nearby occupiers include Barker Shoes, Pret's, Paul Smith, Rigby & Peller, Charles Tyrwhitt and Boots.

TERM

For a terms to be confirmed on an effectively full repairing and insuring basis and excluded from the Security of Tenure provisions of the Landlord & Tenant Act.

RENT

£60,000 pax.

ACCOMMODATION

The premises are arranged over ground and basement floors having the following approximate areas;

Ground floor	289 Sq Ft	26.85 Sq M
Basement	246 Sq Ft	22.85 Sq M
Total	535 Sq Ft	49.70 Sq M

RATES (2022/23)

Rateable value: £45,000

Rates payable (UBR multiplier: £0.511): £22,995

A business may be entitled to 50% of the chargeable amount, up to a figure of £110,000, from 1 April 2022 to 31 March 2023. All interested parties should verify the business rates with the relevant local authority.

EPC

An EPC will be made available upon request.

LEGAL COSTS

Each party to bear its own costs

VAT

VAT will be charged at the appropriate rate, if applicable

VIEWING

By appointment with sole agents Stephen Kane & Company.
Tel: 0207 224 0101 | www.stephenkane.co.uk

CONTACT

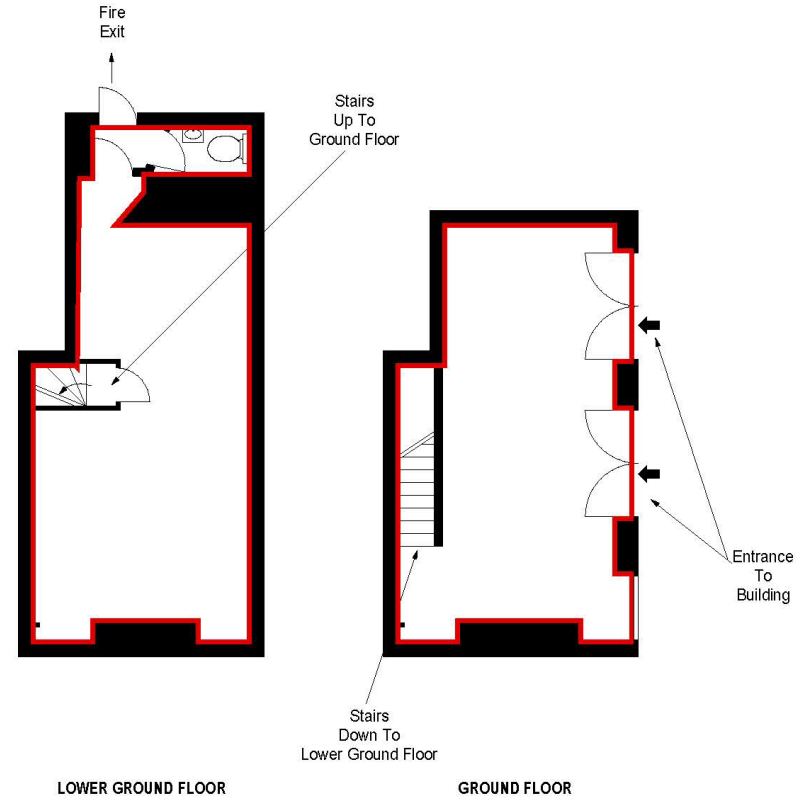
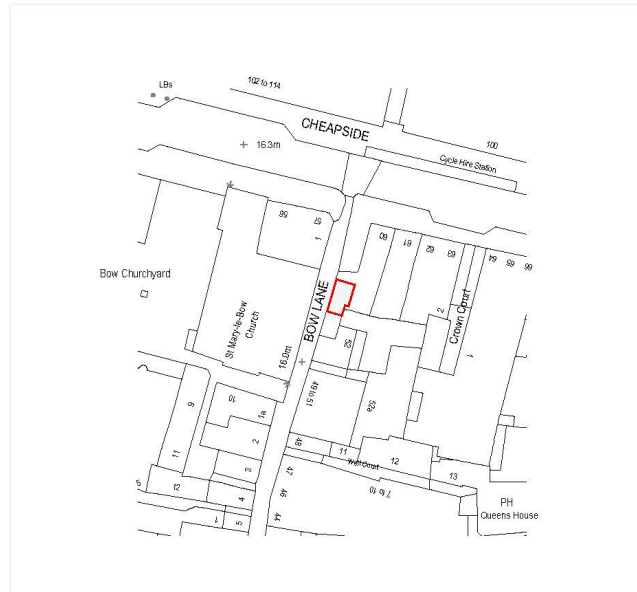
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STEPHEN
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50 metres

Experian Goad Plan Created: 07/04/2021
Created By: Stephen Kane and Co



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