



Unit 1 Bow Bells House, Cheapside, London EC2V 6AT

To Let - Prime Corner Retail Unit with Return Frontage

POTENTIAL TO SUB-DIVIDE INTO 2 UNITS

802 sq ft - 1,604 sq ft

STEPHEN KANE & COMPANY
DELIVERING EXCELLENCE SINCE 1992

49 CHEAPSIDE, UNIT 1 BOW BELLS HOUSE, ST PAUL'S, LONDON EC2V 6AT

LOCATION

The property is a prominently located unit fronting both Cheapside and Bread Street being opposite the entrance to One New Change and close to St Paul's Cathedral.

Bow Bells House is a 215,000 sq ft office development where pedestrian flow links St Paul's Cathedral to Bank Station and Bow Lane/Bow Churchyard, an important open space in the City of London.

Local connections are excellent being situated between Bank and St Paul's London Underground Stations. Nearby occupiers include Greggs, Burger & Lobster, Ivy Asia, F1 Arcade, Hugo Boss, M&S, Molton Brown, Urban Greens, and Sweaty Betty.

TENURE

A new lease for a term to be agreed.

RENT

On Application

ACCOMMODATION

The premises are arranged over ground floor only with the following approximate floor area:

Whole Ground Floor	1,604 sq ft	149 sq m
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SPLIT OPTIONS

Unit A (corner)	802 sq ft	75 sq m
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Unit B (inline)	802 sq ft	75 sq m
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RATES (2024/25)

Rateable Value 2024:	£232,000
Rates payable (UBR multiplier: £0.584):	£135,488

A business may be entitled to 75% of the chargeable amount, up to a figure of £110,000, from 1 April 2024 to 31 March 2025. All interested parties should verify the business rates with the relevant local authority.

USE

The premises benefit from Class E planning consent.

LEGAL COSTS

Each party to be responsible for their own legal and professional costs.

EPC

Available upon request.

VIEWING

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

CONTACT

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AML

Under new Anti-Money Laundering legislations Stephen Kane & Company are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

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OPTION TO SUB-DIVIDE THE UNIT

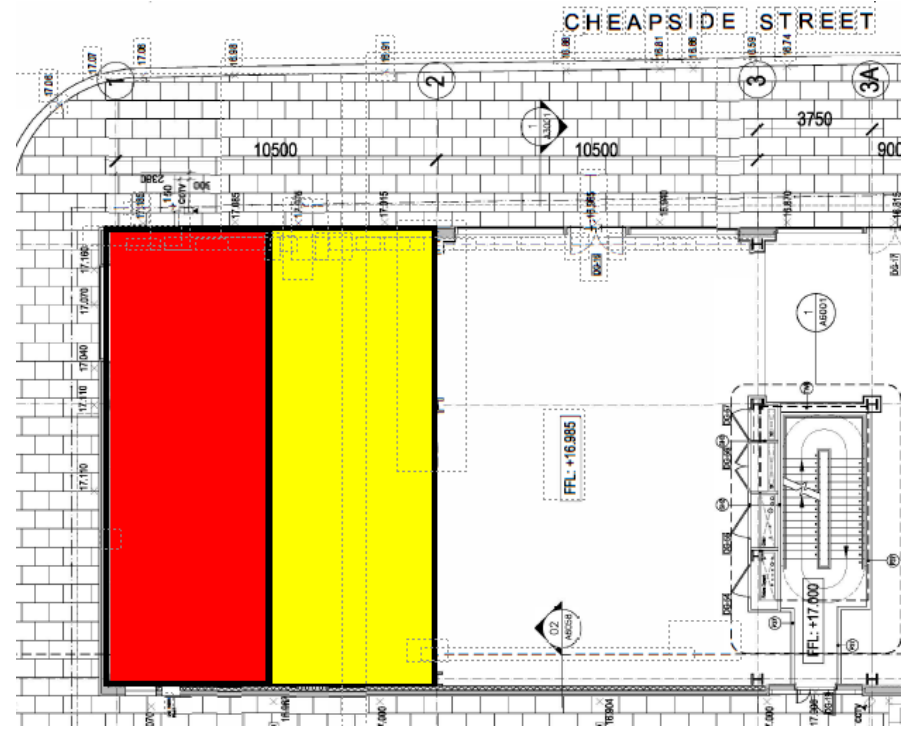
- Potential to create two separate units of circa **802 sq ft** each.
- Each unit will have an approximate internal width of **17 ft 2 ins**.

UNIT A:

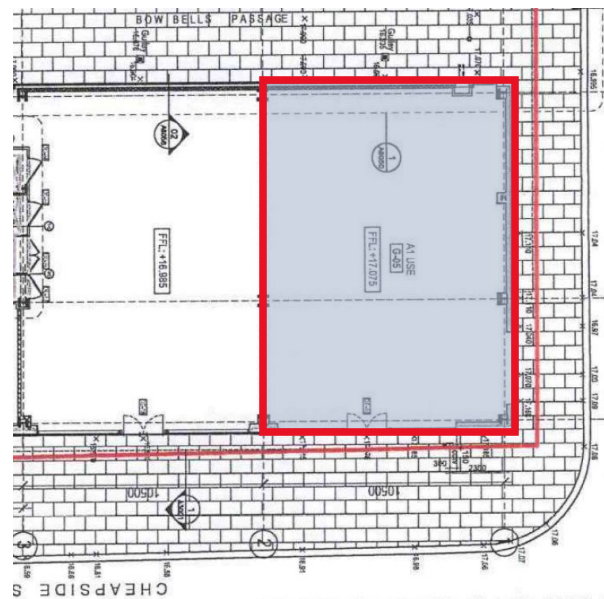
- **802 sq ft** unit with return frontage onto Bread Street.
- Potential for side return glazing to be altered to create an additional entrance.

UNIT B:

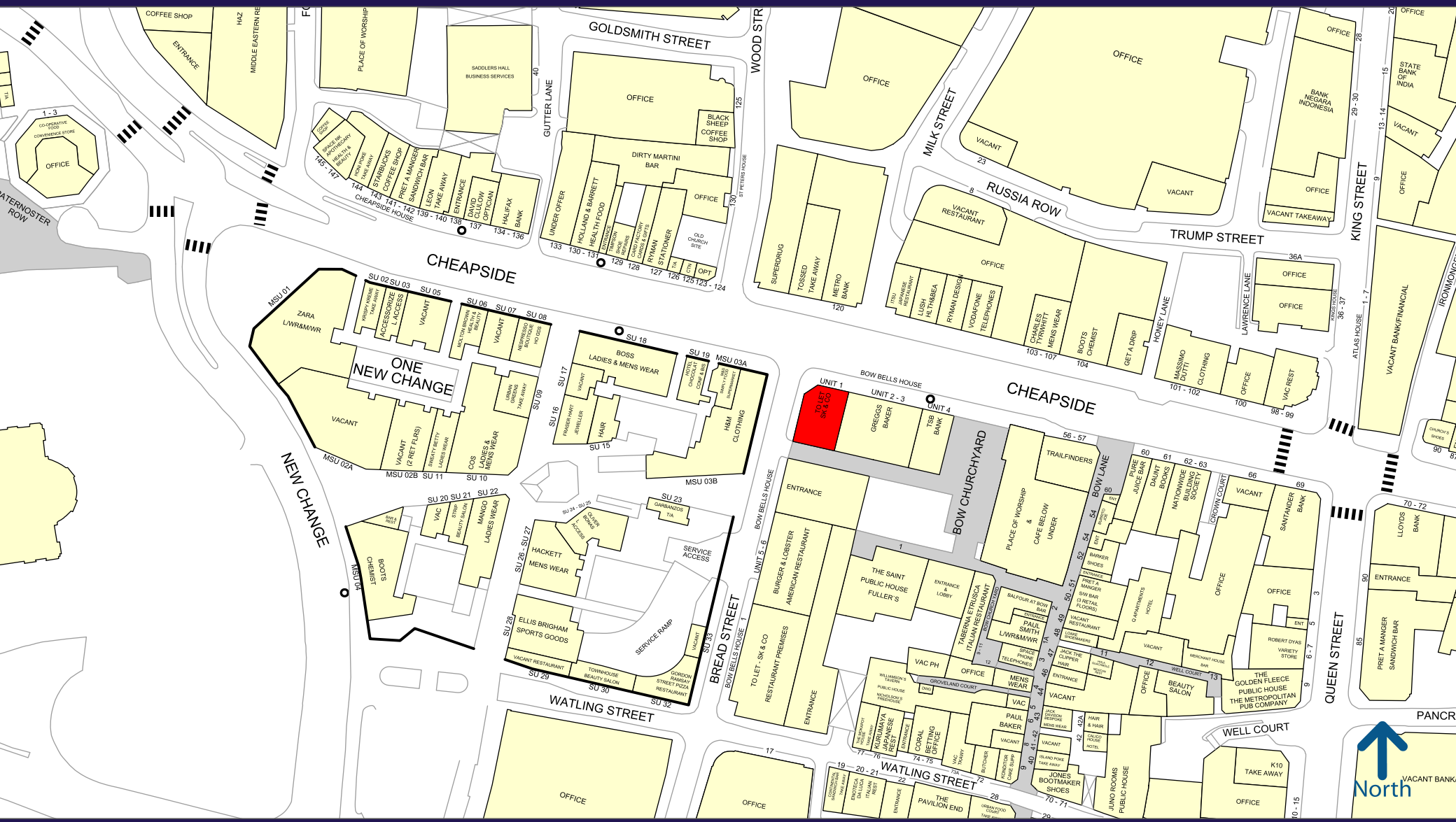
- **802 sq ft** 'in-line' unit with frontage onto Cheapside.



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**STEPHEN
KANE & COMPANY**

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