



49 CHEAPSIDE, UNIT 1 BOW BELLS HOUSE, LONDON EC2V 6AT

To Let - Prime Corner Retail Unit with Return Frontage

Adjacent to One New Change and close to St Paul's Cathedral

1,604 SQ FT / 149 SQ M



**STEPHEN
KANE & COMPANY**
DELIVERING EXCELLENCE SINCE 1992

49 CHEAPSIDE, UNIT 1 BOW BELLS HOUSE, LONDON EC2V 6AT

LOCATION

The property is a prominently located unit fronting both Cheapside and Bread Street being opposite H&M and 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. One New Change is the City of London's only dedicated shopping centre.

Local connections are excellent being situated between Bank and St Paul's London Underground Stations. Local occupiers include **Greggs, Burger & Lobster, H&M, Ted Baker, Hugo Boss, Holland & Barrett, Charles Tyrwhitt, and Itsu.**

TENURE

A new lease for a term to be agreed.

RENT

On Application

USE

The premises benefit from Class E planning consent.

ACCOMMODATION

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

| | | |
|--------------|-------------|----------|
| Ground Floor | 1,604 sq ft | 149 sq m |
|--------------|-------------|----------|

RATES (2023/24)

| | |
|---|----------|
| Rateable Value 2023: | £232,000 |
| Rates payable (UBR multiplier: £0.544): | £126,208 |

All interested parties should verify the business rates with the relevant local authority.

LEGAL COSTS

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

EPC

Available upon request.

VIEWING

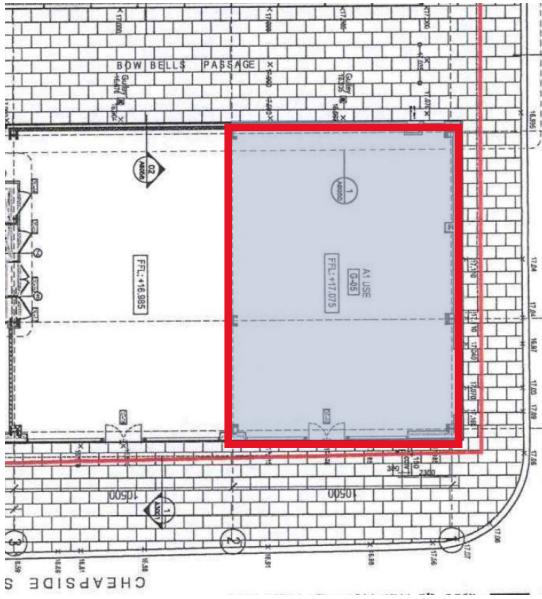
By appointment with sole agents Stephen Kane & Company.
Tel: 0207 224 0101 | www.stephenkane.co.uk.

CONTACT

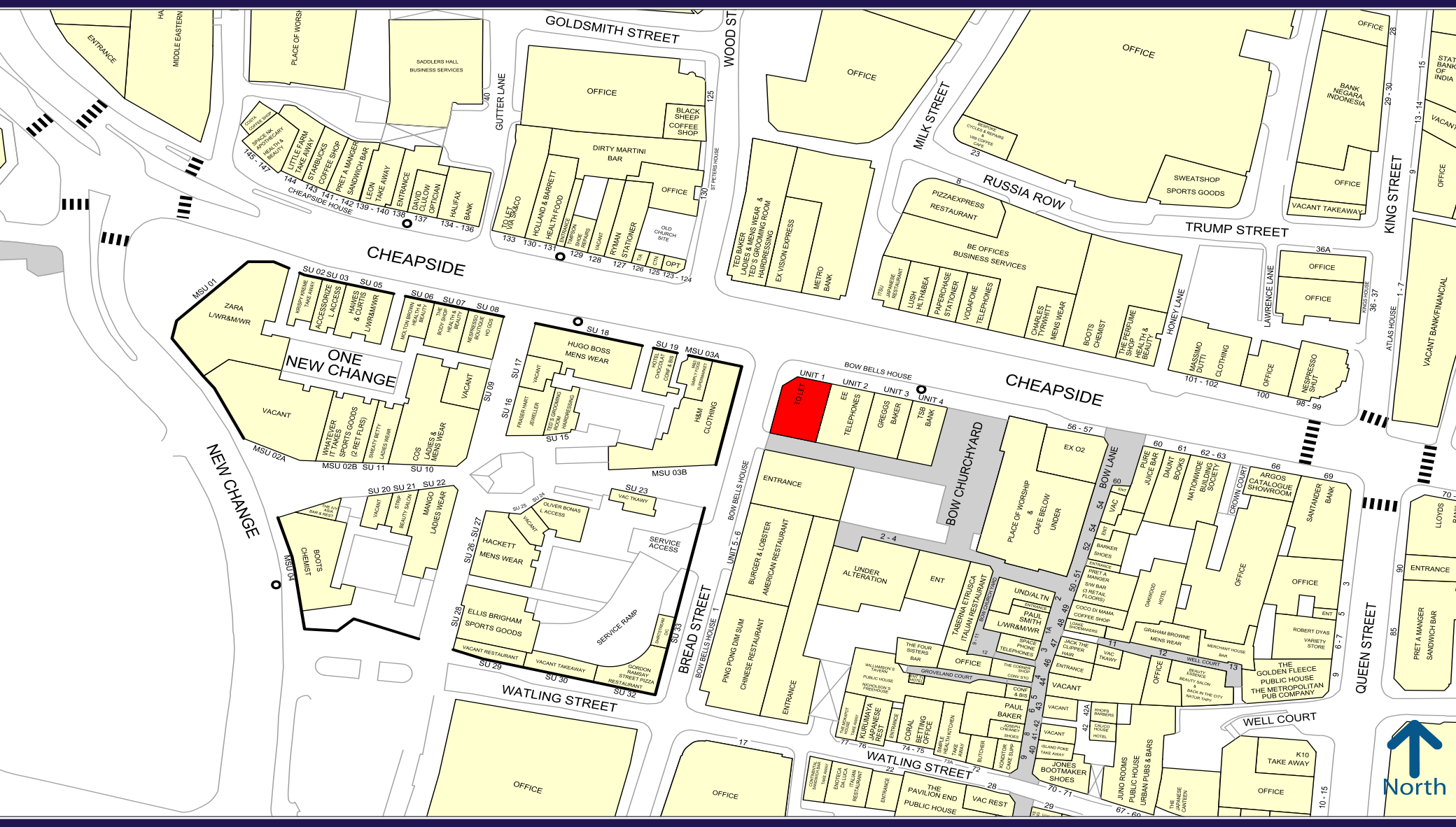
Kristian Kendall
kjk@stephenkane.co.uk | 07917 347 434

George Brooke
georgebrooke@stephenkane.co.uk | 07739 913888

49 CHEAPSIDE, UNIT 1 BOW BELLS HOUSE, LONDON EC2V 6AT



49 CHEAPSIDE, UNIT 1 BOW BELLS HOUSE, LONDON EC2V 6AT



Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation, or warranty whatever is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. Every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation, or warranty whatever is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. December 2022



STEPHEN
KANE & COMPANY

DELIVERING EXCELLENCE SINCE 1992