



66/67 Cornhill, London EC3V 3NB

Prime City of London Class E Opportunity

Ground Floor and Basement, Potential to Split

5,550 SQ FT / 515 SQ M



LOCATION

The property is in a prominent position at the eastern end of Cornhill close to the busy junction of Bishopsgate and Gracechurch Street and is in the vicinity of the **Royal Exchange**, **The Bank of England**, **Leadenhall Market** and **Bank London Underground Station**.

Nearby occupiers include **The Counting House**, **Simmons Bar**, **Benjy's**, **Shanghai Commercial**, **Louis Vuitton**, **David Clulow** and **Sainsburys**.

TENURE

A new lease is to be made available for a term to be agreed.

RENT

On application.

ACCOMMODATION

The premises are set within the ground floor and basement levels of an attractive listed property known as Sun Court. The premises are accessed from Cornhill via a few steps up into the trading area. There is a secondary access at the rear of the premises into Sun Court allowing for rear access / servicing .

The unit is brought to the market in shell condition. A more detailed handover specification can be discussed with interested parties.

The unit has the following approximate dimensions and areas:

Ground floor	2,750 Sq Ft	255 Sq M
Basement	2,800 Sq Ft	260 Sq M
Total	5,550 Sq Ft	515 Sq M

RATES (2023/2024)

The property is currently de-listed . Parties are advised to contact the City of London Corporation for further information.

USE

The premises benefit from the new Class E planning consent which will enable the premises to be used for various commercial uses such as retail, restaurant, office and gym without the need for change of use.

LEGAL COSTS

Each party to bear its own costs.

EPC

An EPC will be made available upon request.

VIEWING

By appointment with Stephen Kane & Company.

Tel: 0207 224 0101 | www.stephenkane.co.uk

CONTACT

Kristian Kendall

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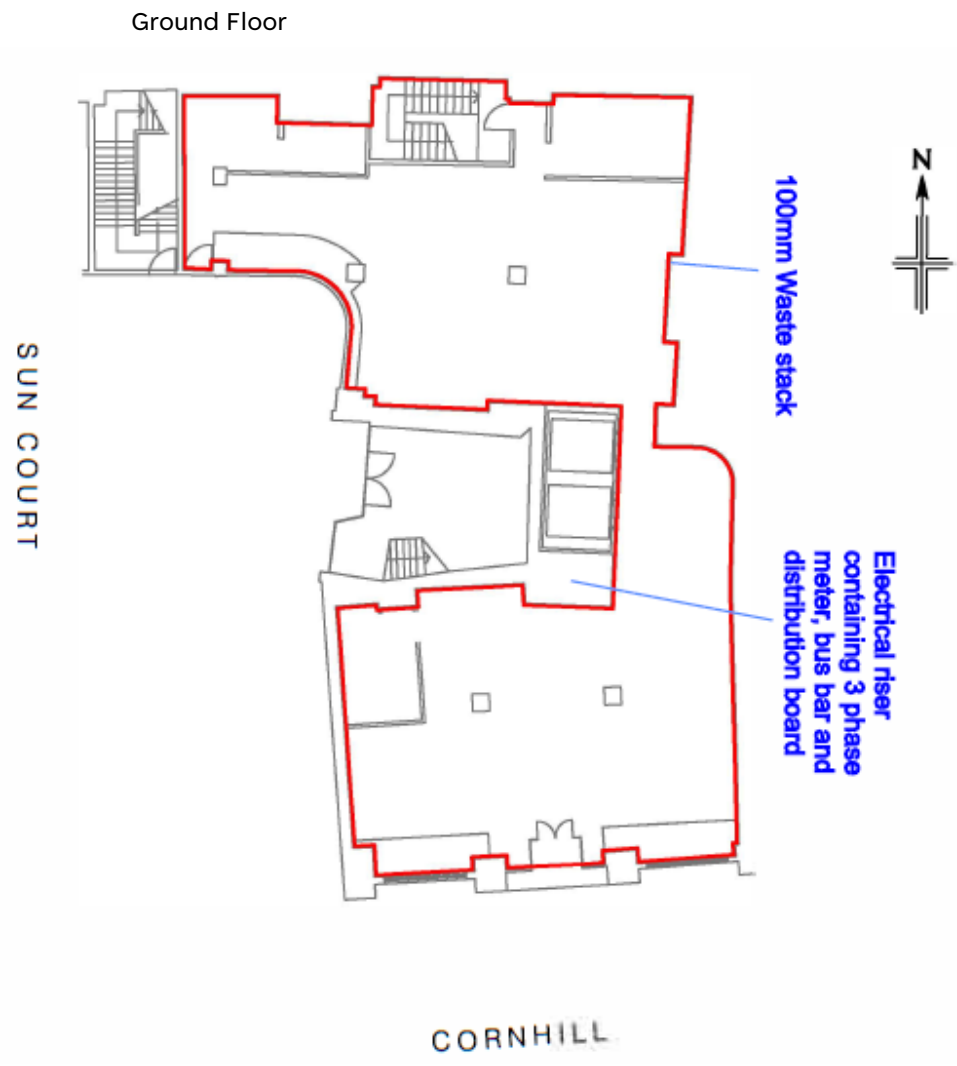
07917 347434

Ewan Stacey

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Or joint agent, Blanchflower Lloyd Baxter, 020 7491 8249



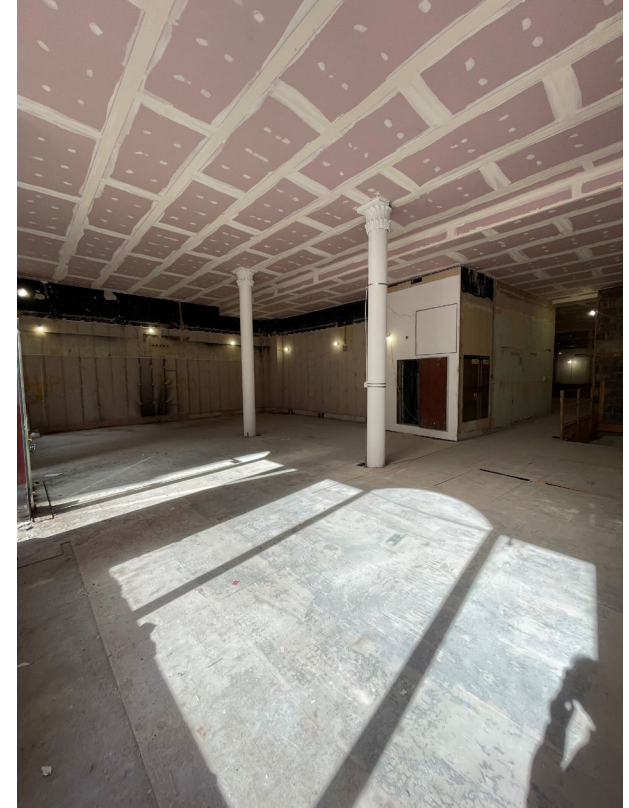
66/67 CORNHILL, LONDON EC3V 3NB



Basement



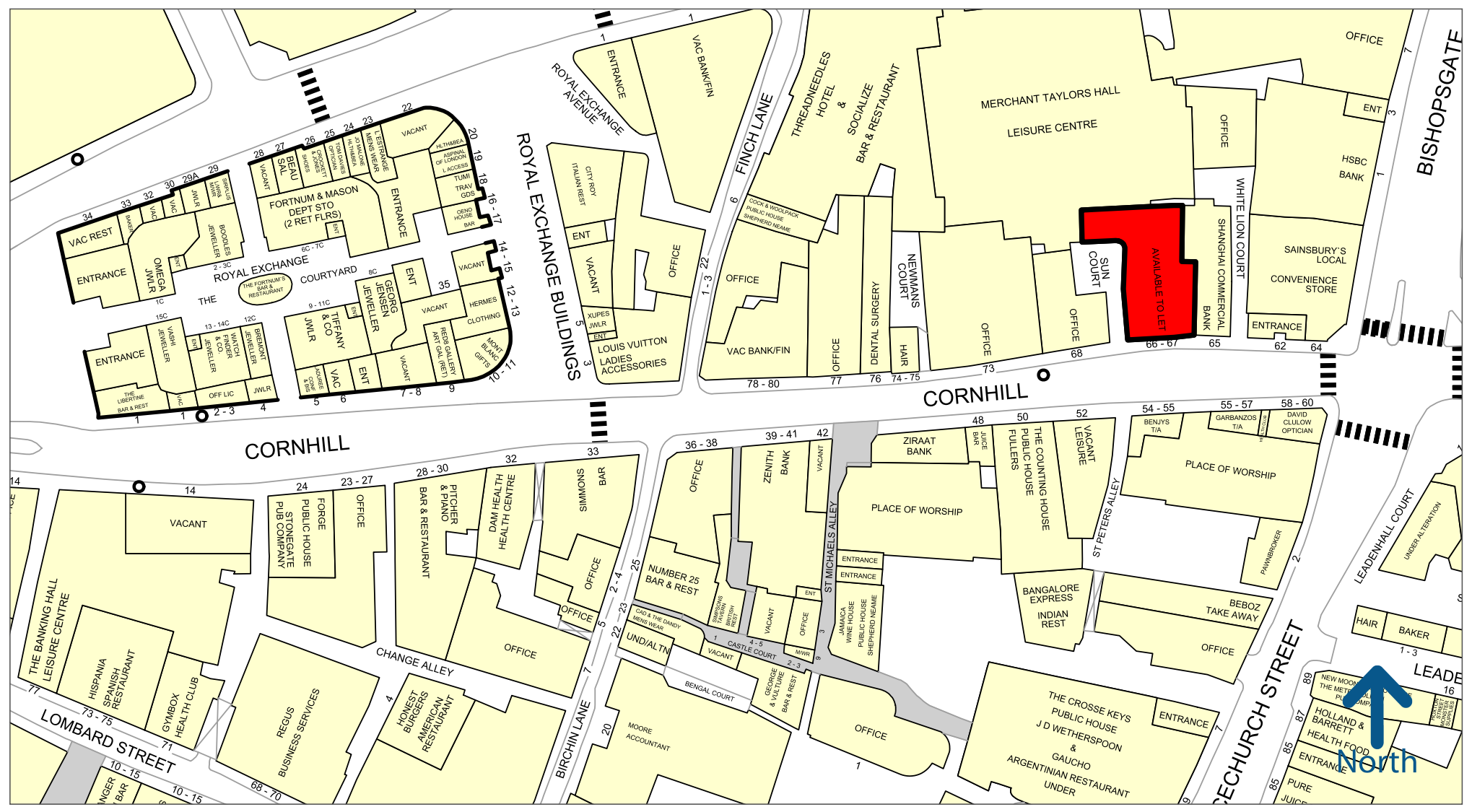
Ground Floor



Ground Floor

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