



14/16 CREECHURCH LANE, LONDON EC3A 5AY

933 sq ft / 87 sq m

City of London Class E Opportunity To Let

Extract in situ and outside seating



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

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LOCATION

The unit is located on Creechurch Lane in the insurance district of the City of London. It is positioned just to the north of Leadenhall Street in an attractive conservation area with an abundance of bars, restaurants and cafés situated nearby.

Nearby occupiers include **The War of The World Experiential Experience**, **Association Coffee**, **Fuller's Trinity Bell** and the **Anokha** Indian restaurant.

TENURE

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

RENT

£50,000 per annum exclusive.

ACCOMMODATION

The premises are a double fronted unit arranged over ground floor level with an open and clear configuration. The property is brought to market with wall/floor finishes and kitchen extract in situ.

A more detailed handover specification can be agreed with any interested parties.

The unit has the following approximate dimensions and areas:

Ground floor	933 sq ft	86.67 sq m
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RATES (2023/24)

Rateable Value:	£68,500
Rates payable (UBR multiplier: £0.524):	£35,894

USE

Use Class E effective from 1 September 2020.

LEGAL COSTS

Each party to be responsible for its own costs.

EPC

An EPC will be made available upon request.

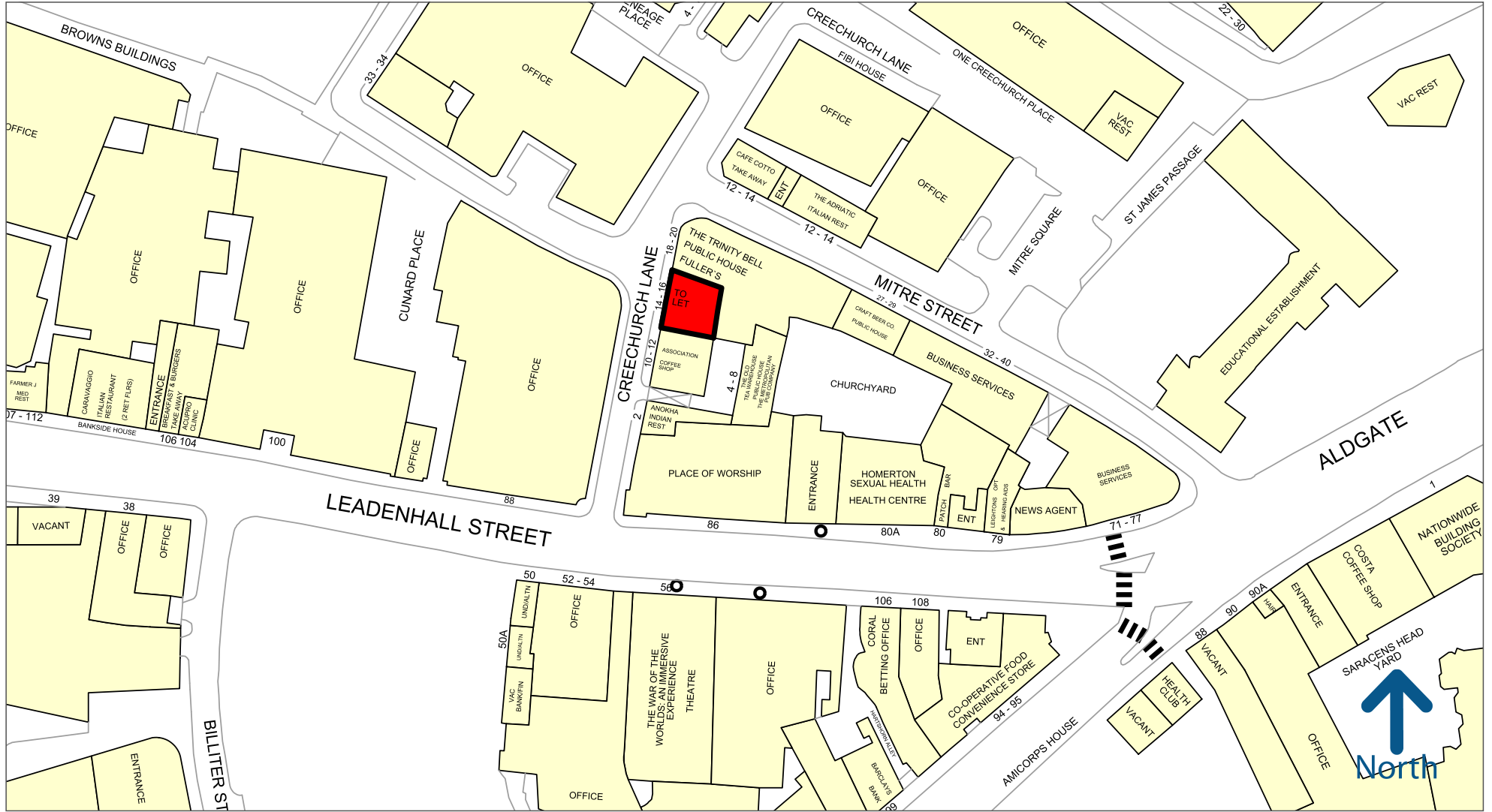
VIEWING

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