



52 BOW LANE, LONDON EC4M 9DJ

RETAIL/E-CLASS OPPORTUNITY

NEW LEASE AVAILABLE

307 sq ft – 695 sq ft



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

52 BOW LANE, LONDON EC4M 9DJ

LOCATION

The premises are situated at the northern end of Bow Lane close to the junction with Cheapside in the heart of the City of London on this busy pedestrianised thoroughfare.

The building overlooks the striking windows of Wren's Church of St Mary-le-Bow. Mansion House (Circle and District lines), Bank (Central, Northern and Waterloo & City lines) and St Paul's Underground Stations (Central Line) are within close proximity together with a number of restaurants and shops including nearby occupiers Pret's, Paul Smith, Rigby & Peller, Charles Tyrwhitt and Boots and local amenities including St Paul's Cathedral and One New Change Shopping Centre.

TENURE

A new lease for a term to be agreed on an effectively Full Repairing & Insuring basis and excluded from the Security of Tenure Provisions of the Landlord & Tenant Act.

SERVICE CHARGE

To be confirmed.

RENT

On Application

ACCOMMODATION

The premises are arranged on Ground and Basement floor levels affording the following approximate floor areas:

Ground Floor	307 Sq Ft	28.52 Sq M
Basement Ancillary	388 Sq Ft	36.05 Sq M

N.B. There are 4 floors of self-contained offices above totalling 2,285 sq ft which can be included by way of a separate negotiation.

RATES (2024/25)

Rateable Value:	£54,500
Rates Payable (UBR multiplier: £0.564):	£30,738

A business may be entitled to 75% off 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.

LEGAL COSTS

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

EPC

Available upon request.

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

Jonathan Cowan
jsc@stephenkane.co.uk | 07973 619 090

George Brooke
georgebrooke@stephenkane.co.uk | 07739 913 888

Alex Robinson
ar@stephenkane.co.uk | 07594 715 757

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