



CANARY WHARF, Unit 23 Canada Place

Prime Class E – Corner premises

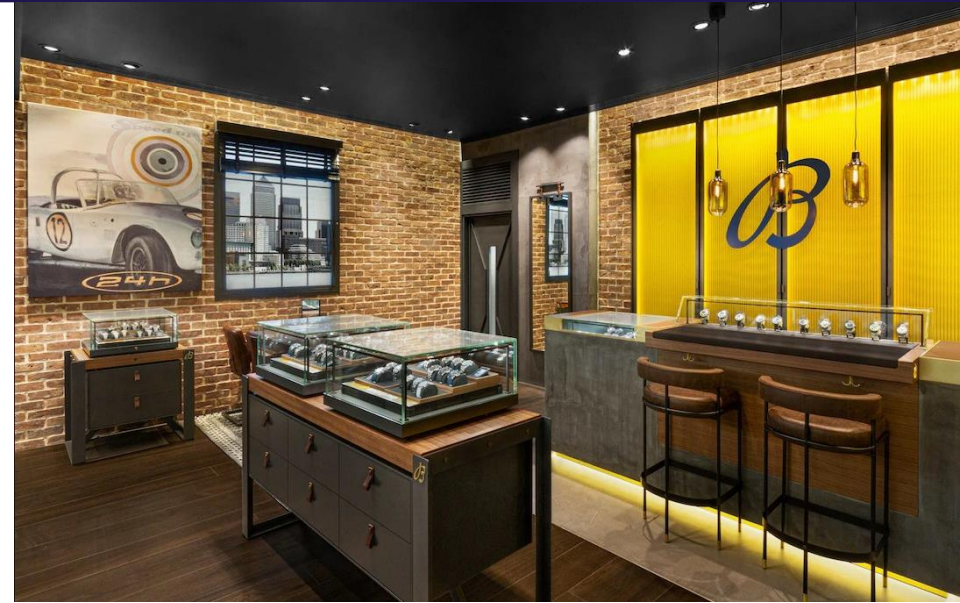
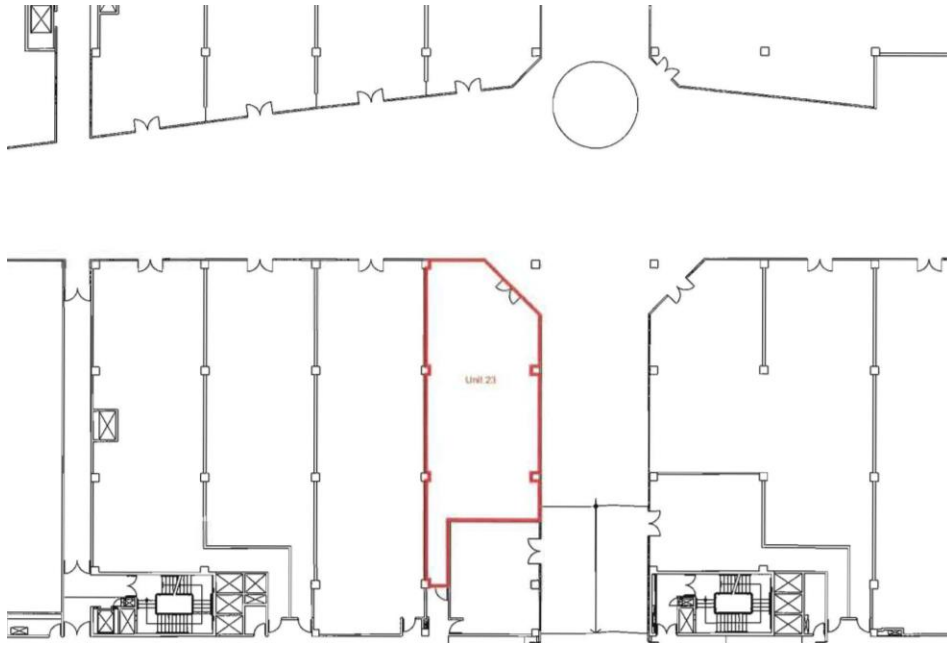
On behalf of Watches of Switzerland Group Limited

1,606 sq ft – 149 sq m



STEPHEN
KANE & COMPANY
DELIVERING EXCELLENCE SINCE 1992

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LOCATION

The property occupies a prominent high footfall position in the heart of Canada Place Shopping Centre in Canary Wharf at a crossroad intersection close to the Waitrose Anchor tenant.

The unit is currently a dual fascia which will be let as a whole.

The unit benefits from return frontage being adjacent to Mango, and diagonally opposite Mappin & Webb, Vision Express, and HSBC.

Retailers in close proximity include Pandora, Charles Tyrwhitt, Russell & Bromley, Hobbs, Gant and Lululemon.

TENURE

The premises are held on an effectively full repairing and insuring lease for a term of 5 years from 1 April 2021 expiring 30th March 2026 being outside the Landlord and Tenant Act 1954 Part II.

RENT

The higher of £325,000 pax or 11% of turnover.

PREMIUM

Offers Invited.

ACCOMMODATION

The property is arranged over ground floor only with the following approximate floor areas:

Ground Floor Sales	1,606 sq ft	149.20 sq m
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RATES (2025/26)

Rateable Value:	£181,000
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Rates payable (UBR multiplier: £0.575):	£104,075
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An occupier may be entitled to a 40% reduction in the business rates payable subject to a maximum benefit of £110,000 for the 12 months commencing 1st April 2025. All interested parties should verify the business rates payable with the relevant local authority.

USE

The premises benefit from Class E planning consent.

EPC

Available upon request.

LEGAL COSTS

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

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.

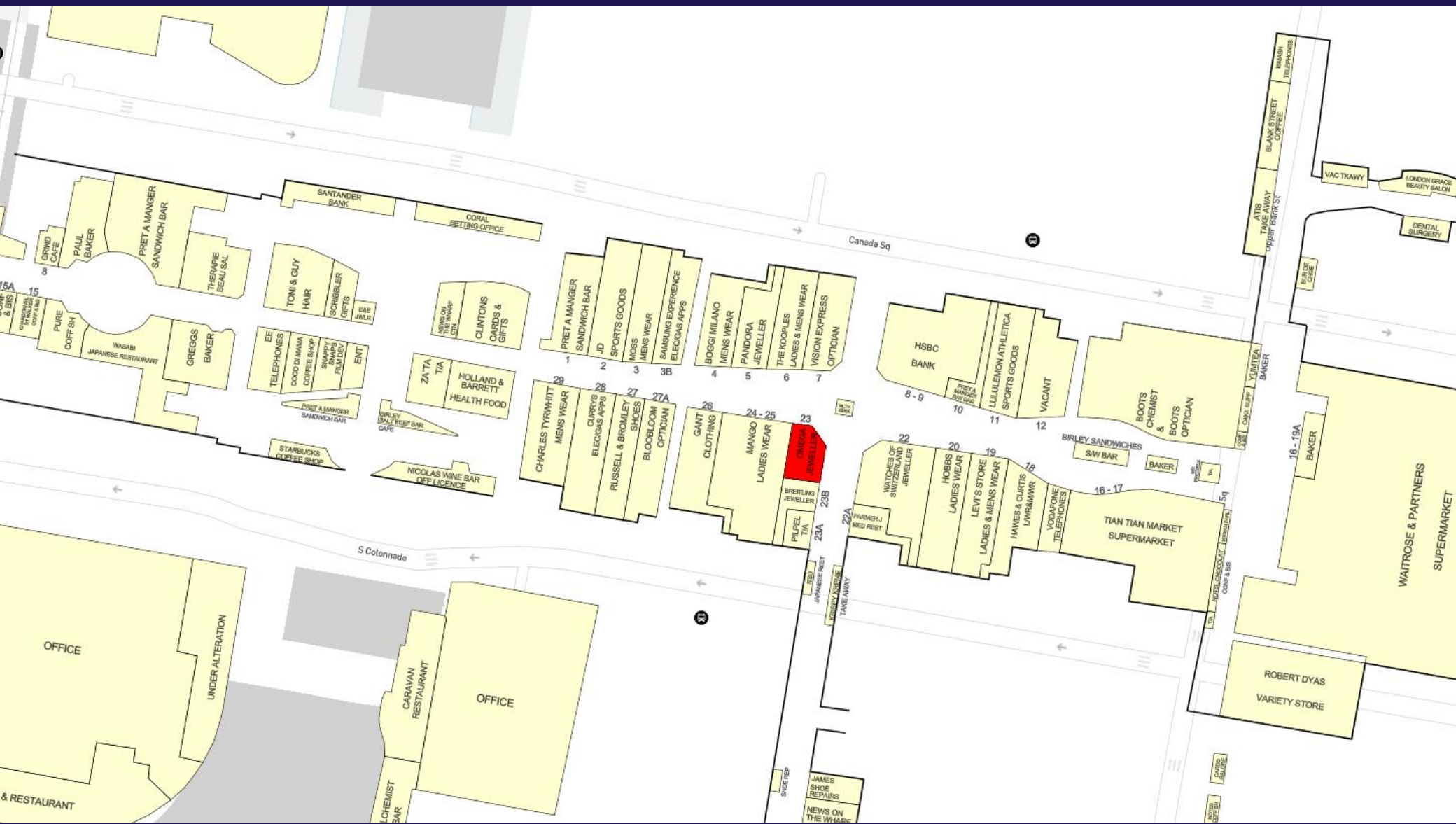
CONTACT

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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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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.



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