

Unit 3 |
London City Shopping Centre |
London | EC1Y 8NX

Restaurant / Retail Unit | To Let |
Available Now



Unit 3 | London City Shopping Centre | London | EC1Y 8NX

Location

This catering/restaurant unit is situated within London City Shopping Centre, a retail scheme located off Whitecross Street, close to the Barbican/Moorgate. The shopping centre is open-air and is anchored by a large Waitrose supermarket. It is close to the Barbican Cinema and Cote restaurant, opposite Prior Weston primary school, and the well-known "Whitecross Street" street food market.

The property is adjacent to Waitrose and other occupiers in the scheme include Portman Chemist, City Clean, Smieright, Ryman and Pret.

Whitecross Street has many food/catering operators, bars, and retail outlets as well as its famous "street art" images.

Description

The premises provide a single width unit arranged over ground and first floors with customer WC provision at the rear of the ground floor.

External seating area is available.

Accommodation

Ground floor		92.34 Sq.m		994 Sq.ft
First floor seating/ancillary		69.40 Sq.m		747 Sq.ft



Whitecross Street has many food/catering operators, bars and retail outlets trading as well as its famous "street food market"



Unit 3 | London City Shopping Centre | London | EC1Y 8NX

Rent

£32,000 per annum plus VAT (if applicable).

The rent is exclusive of business rates, insurance, service charge, VAT (if applicable), and all other outgoings.

Lease terms

The premises are available on a new four year lease to be granted outside of the Landlord & Tenant Act (as amended).

Service charge

£5,239,35 plus VAT.

EPC

An EPC has been commissioned and is awaited.

Rates

The VOA website shows that the Rateable Value from April 2024 will be £30,500.

For rates payable please refer to the Local Charging Authority, London Borough of Islington - 020 7527 2000.

Legal costs

Each party is to be responsible for their own legal costs incurred in this transaction.



VIEWINGS - Strictly by appointment

Contact

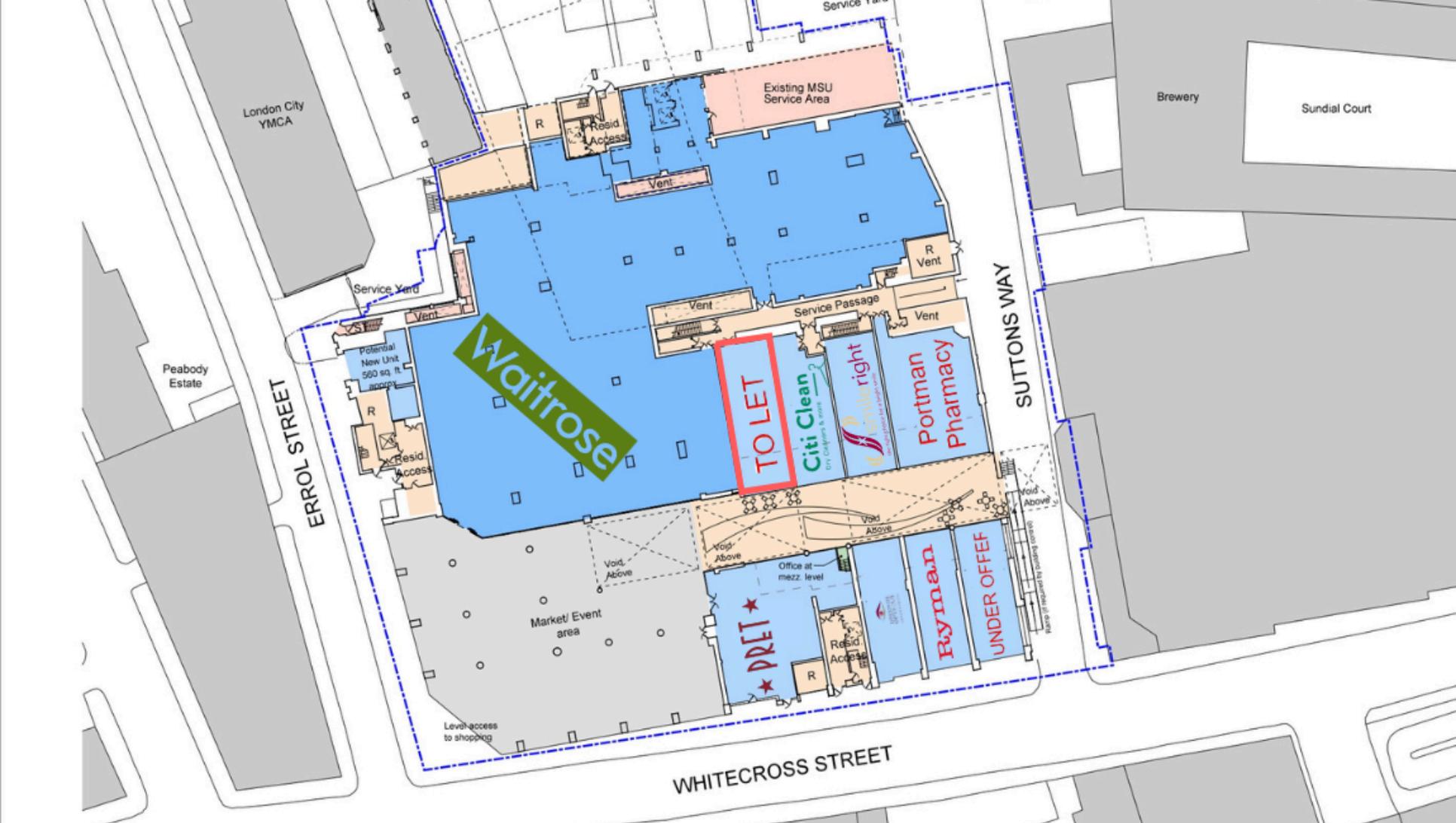
Mark Poyner

07803 234866

mark.poyner@brasierfreeth.com

[brasierfreeth.com](https://www.brasierfreeth.com)

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-
* Corporate structure and ownership details
* Identification and verification of ultimate beneficial owners
* Satisfactory proof of the source of funds for the Buyers/Funders/Lessee
Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link >



London City YMCA

Peabody Estate

ERROL STREET

Existing MSU Service Area

Brewery

Sundial Court

SUTTONS WAY

Waitrose

TO LET

Citi Clean
by Cleanpro & more

Asmiteright
Asmiteright.com

Portman Pharmacy

Market/Event area

Potential New Unit
560 sq ft

Resid Access

Resid Access

Vent

Vent

Service Passage

Vent

R Vent

Void Above

Void Above

Void Above

Office at mezz level

Resid Access

PRET

Ryman

UNDER OFFER

Level access to shopping

WHITECROSS STREET