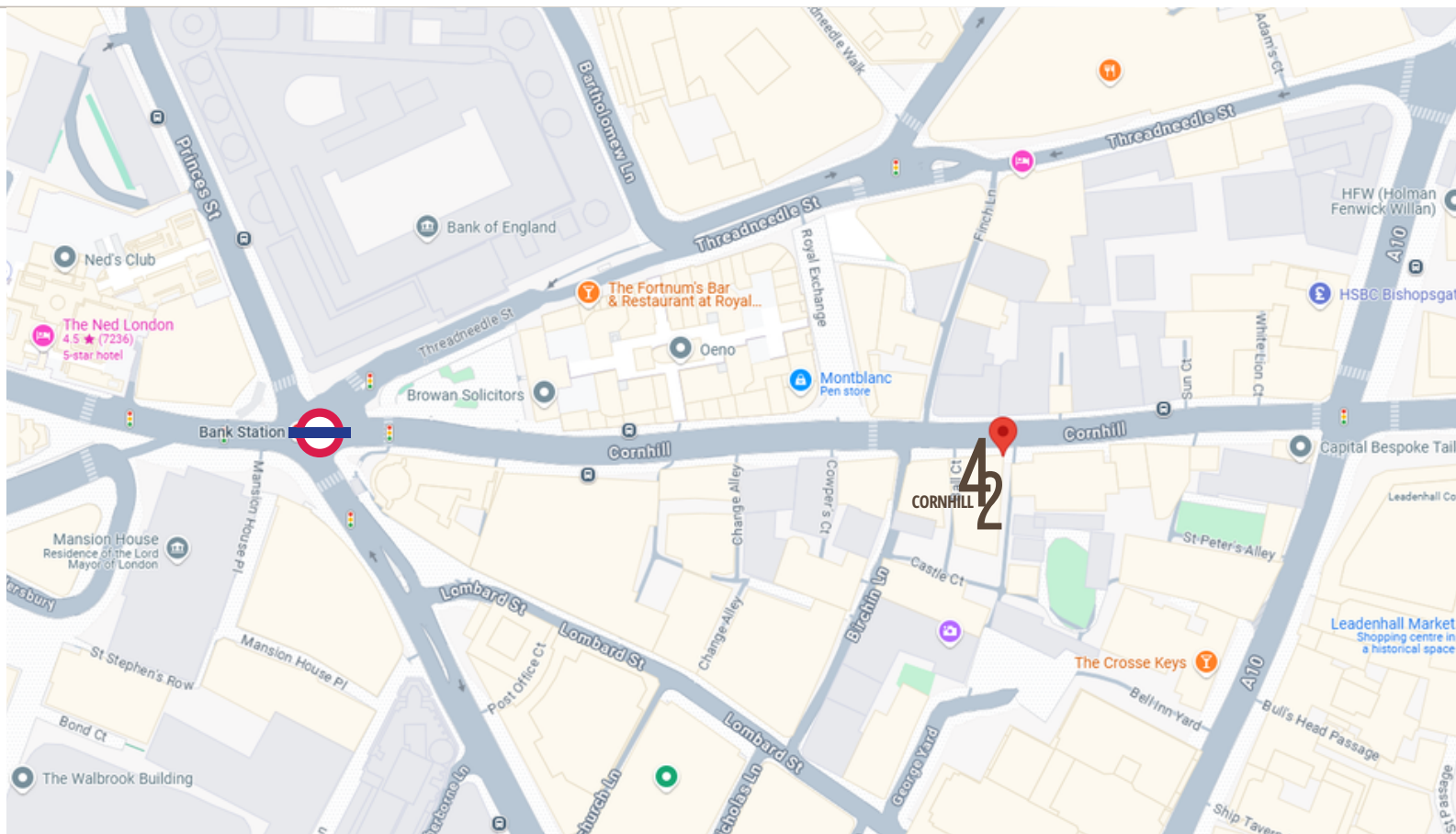


290 SQFT OF FITTED RETAIL SPACE
CLASS E RETAIL OPPORTUNITY IN THE HEART OF THE CITY

LONDON EC3



CONNECTIVITY

LOCATED AT THE HEART OF THE CITY

The premises are located in close proximity to Bank and Monument Underground Stations, in the heart of The City, which experiences on average 10.5 million tourists and has over 500,000 workers within the square mile.

LOCAL AREA

IN THE VIBRANT ATMOSPHERE OF EC3

The property is located in a prominent position, a stone's throw from The Royal Exchange and in close proximity to Leadenhall Market.

Local operators include **Ladurée, Hermes, Louis Vuitton, Malin & Goetz, Honi Poke, The Salad Kitchen and Hagen.**

ACCOMMODATION

The unit will be handed over in fitted condition and is arranged over ground floor only. The premises comprise the following approximate net internal floor area:

42 Cornhill

Ground Floor	290 sq ft	26.9 sq m
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Total	290 sq ft	26.9 sq m
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TERMS

The unit is available on a new FRI lease, for terms to be agreed with the landlord, contracted outside the security of tenure provisions of the Landlord & Tenant Act 1954 Part II (as amended).

RENT

Available upon request.

BUSINESS RATES

The Rateable Value is £38,750 pax, with the rates payable estimated at c.£20,034 pax (based on a UBR of 51.7p). We advise interested parties make their own enquiries with the VOA to confirm this.

EPC

B(39). EPC Certificate available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

SERVICE CHARGE/INSURANCE

The service charge liability for 2024-2025 is £582 pax and the insurance liability for 2024-2025 is £617.34 pax.

For more information and access requests, please contact:



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