



TO LET

5 Bow Lane, London,
EC4M 9EB

418 sq ft

Boutique Retail Unit
Available - Close to
Mansion House,
Cheapside and Bank



Description

Offered across the ground floor and basement this retail unit benefits from a fitted kitchen with extraction units alongside.

Key points

- Ground Floor & Basement Unit - Total Floor Area 418 sq ft
- Assignment of 10 Year Lease with a Tenant Only Break at the end of year 5
- Annual Rent £45,000 per annum
- Subject to a 6 Month Rental Deposit
- Ideal retail boutique opportunity
- Available Now



Location

The property is situated on a prime corner of Bow Lane at intersection with Groveland Court, ensuring excellent visibility.

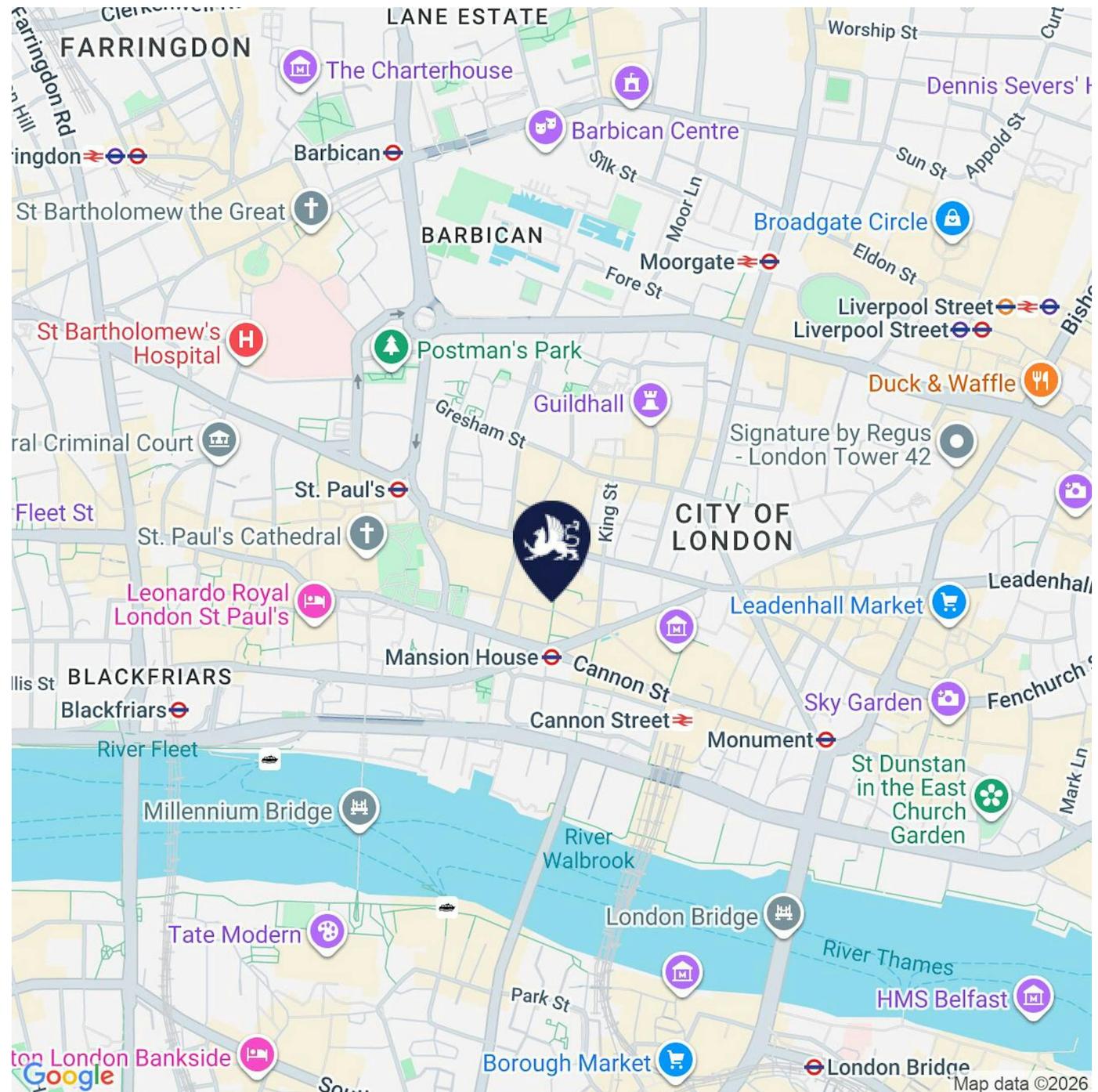
Bow Lane is a busy pedestrian retail thoroughfare running between the City's principal retail street Cheapside and Mansion House Underground Station.

The area benefits from a vibrant mix of retailers, restaurants and bars. Occupiers in the immediate vicinity include Paul Smith, Loake, Barker Shoes, Paul, Island Poke, Konditor, Porterford Butchers, Burrito Joe, Pure & Pret A Manger.

The property is well connected in close proximity to Bank, Mansion House and St Pauls Underground stations. The area benefits from a very high density of office workers which has been further enhanced by the completion of Bloomberg's 1.1m sq. ft HQ at 3 Queen Victoria Street, which now accommodates their 4,000 London based employees.

Transport Links

-  Mansion House 0.1 Miles
-  Cannon Street 0.2 Miles
-  Bank 0.2 Miles
-  St. Pauls 0.2 Miles





Rents, Rates & Charges

Lease	Assignment
Rent	£45,000 per annum
Rates	On application
Service Charge	On application
VAT	Applicable
EPC	E (121)

Viewing & Further Information



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