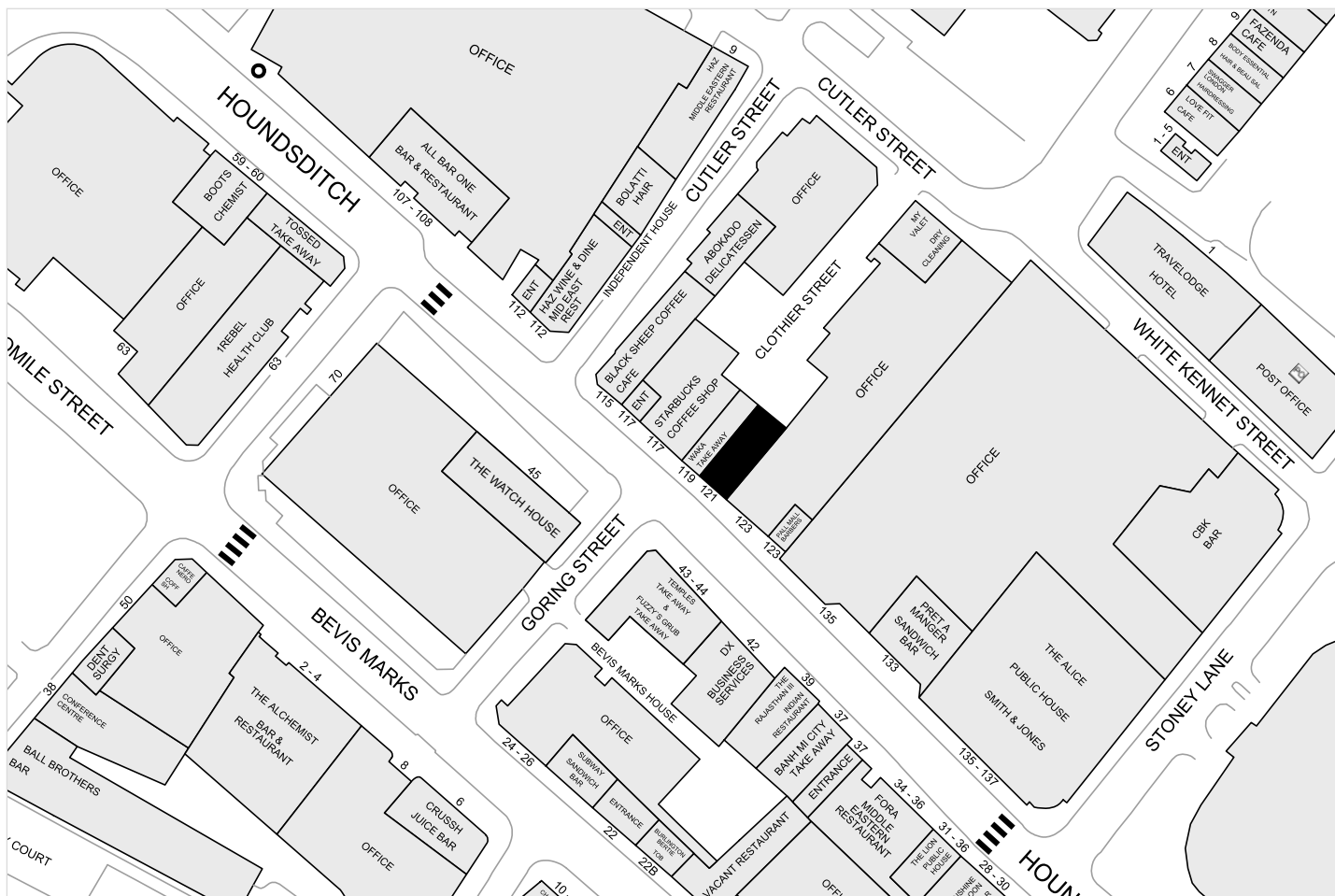

THE CITY

121 HOUNDSDITCH, EC3



FITTED SHOP
NEW LEASE AVAILABLE



LOCATION

The shop is situated within 5 mins walk from Liverpool Street station & Aldgate underground station on the northern side of Houndsditch opposite the intersection with Goring Street close to the following office developments: St Botolphs, Devonshire Square, 30 St Mary's Axe, 6 Bevis Marks, the Heron Tower and 70 St Mary Axe. Occupiers represented in close proximity include **Watch House Coffee, Starbucks, All Bar One, Black Sheep Coffee, Boots the Chemist, Pret a Manger, 1 Rebel, Abokado** and **The Alchemist**.

ACCOMMODATION

The shop is arranged on ground floor only providing the following approximate net dimensions and internal floor areas:

Internal width (max)	21 ft 2 ins	6.45 m
Ground floor	793 sq ft	73.67 sq m

A remote store in the basement of approx. 181 sq ft (16.81 sq m) can be made available.

The shop is fitted, please refer to the photographs and floor plan on the following page.

LEASE

A new effective FRI lease is available on terms to be agreed. The lease will be subject to a landlords option to determine on or anytime after 23 June 2023 and be excluded from the security of tenure & compensation provisions of the Landlord & Tenant Act 1954 Part II.

RENT

Upon application.

USE

The property was most recently occupied by an A1 shop use however consideration will be given to all retail uses within Class E.

RATES

The Local Authority has verbally advised us the property is currently assessed as follows:

Rateable Value £51,500.

Interested parties should verify the above figures for themselves with the local authority or by referring to www.voa.gov.uk.

VIEWING

Viewings are strictly by prior appointment via the sole retained agents:

Nick Furlong
020 7183 0584
nf@bcretail.co.uk

Fergus Emmerson
020 7183 0588
fe@bcretail.co.uk



3rd Floor, 16 Ingestre Place
London W1F 0JJ
www.bcretail.co.uk

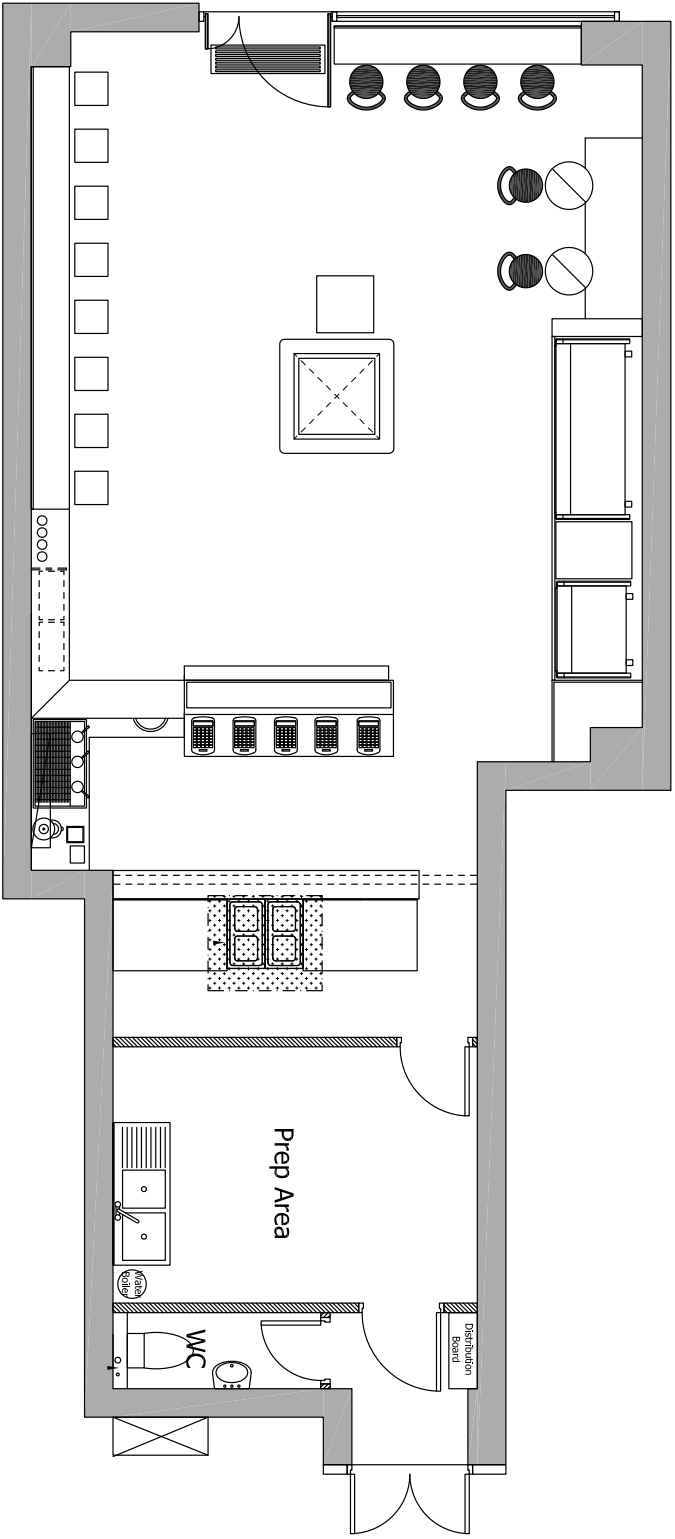
Misrepresentation Act: Whilst every care is taken in the preparation of these particulars BC Retail and the vendor / lessor take no responsibility for any error, mis-statements or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to this property. 2021

SUBJECT TO CONTRACT



GROUND FLOOR

HOUNSDITCH



Floor plan not to scale.
For indicative purposes only.