
THE CITY

24 LIME STREET EC3



CLASS E
LOWER GROUND FLOOR OPPORTUNITY
NEW LEASE



LOCATION

The premises are located on the eastern side of Lime Street just south of Leadenhall Market and near the intersection with Fenchurch Street. Nearby occupiers include **Wasabi**, **Nandos**, **Vodafone**, **Loake**, **Island Poke**, **Moss Bros**, **Suit Supply** and **Hawes & Curtis**.

ACCOMMODATION

The premises are accessed from the entrance lobby to the right-hand side of the building leading down to the lower ground floor with natural light from a lightwell that provides the following approximate gross internal floor area:

Basement	2,605 sq ft	242 sq m
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TENURE

The shop is available by way of a new FRI for a term to be agreed subject to 5 yearly upward-only rent reviews. The lease will be excluded from the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II.

RENT

£28.50 per sq ft / £74,250 per annum inclusive of service charge.

USE

We believe the premises have Class E Use however interested parties should make their own enquiries with the City of London Planning Department.

RATES

The local rating authority has verbally advised that the property is currently assessed as follows:

Rateable Value	£45,000
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Interested parties should verify the above figures for themselves with the local authority or by referring to www.vo.gov.uk.

EPC

An EPC can be made available on request.

VIEWING

Viewing are strictly by appointment via the sole retained agents:

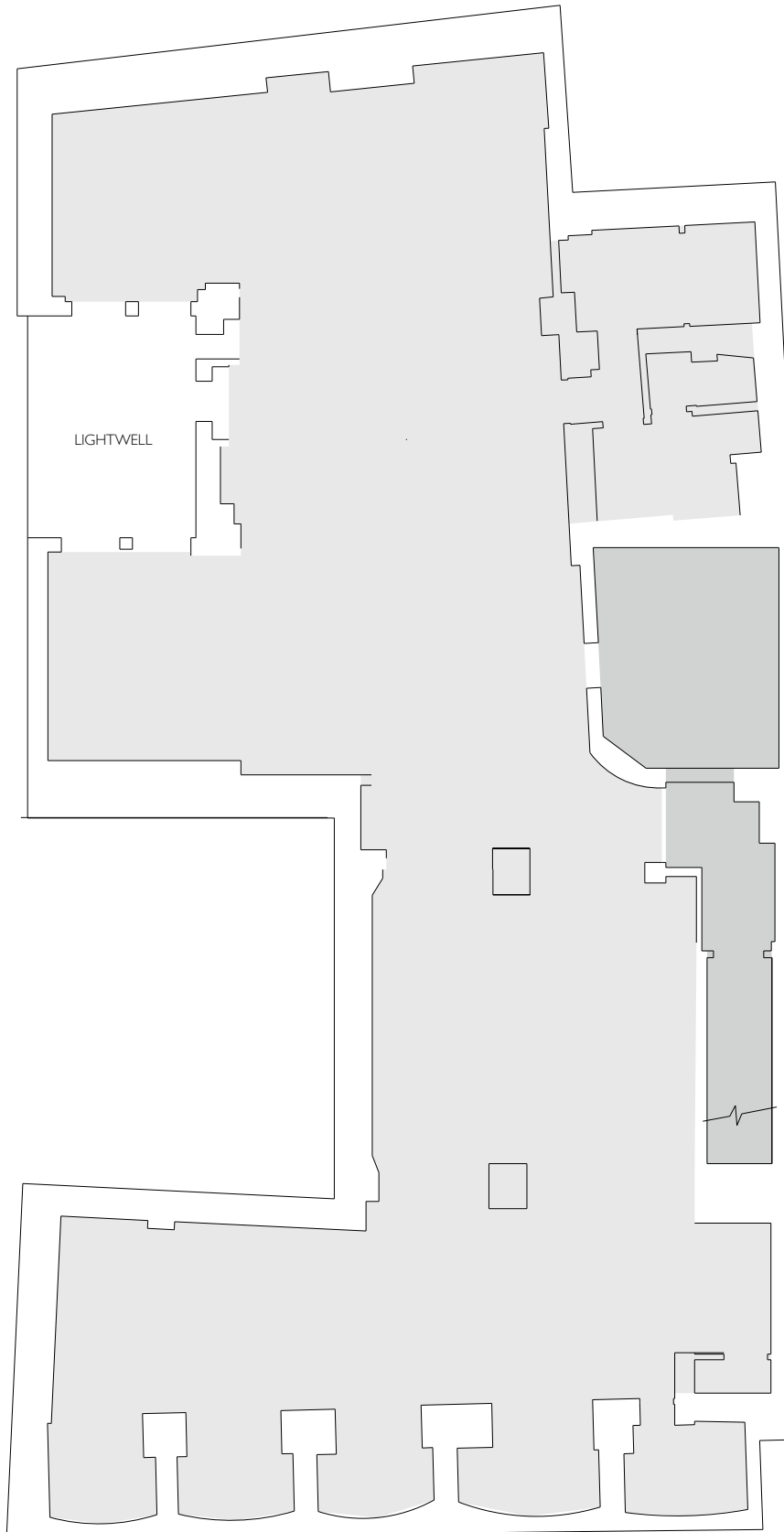
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LOWER GROUND FLOOR



NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.

