

# RETAIL UNIT TO LET IN EC3 PROMINENT POSITION

Tel: 07885 912 982



**A1 USE**

**APPROXIMATELY  
975 SQ FT  
(90.6 SQM)**

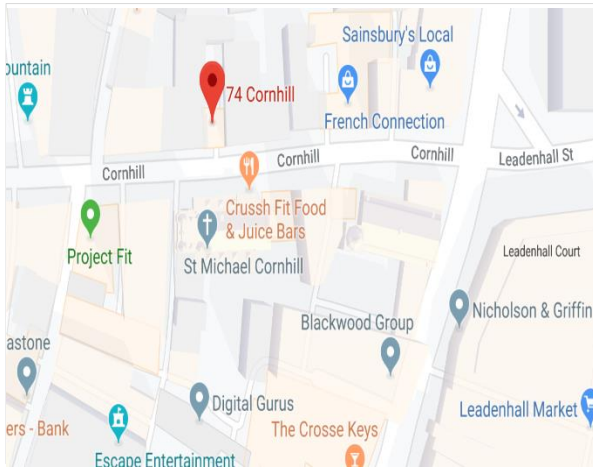
**LARGE KITCHEN  
PREPARATION AREA  
IN BASEMENT**

**74 CORNHILL, LONDON, EC3V 3QQ  
APPROX. 975 SQ FT ( 90.6 SQM)**

**AVAILABLE NOW  
RENT - £60,000 PER ANNUM**

# 74 CORNHILL, LONDON EC3V 3QQ





## Location

Cornhill is located in close proximity to the Royal Exchange, Lloyd's of London and the Bank of England with a large variety of national retail occupiers in the surrounding area. There are also several restaurants and bars nearby. Closest stations are Bank station (northern line) and Liverpool Street station mainline and underground station.

## Description

A ground floor unit with the benefit of a large kitchen preparation area on the lower floor. The unit can be used for a variety of uses under A1.

## Service Charge.

Approximately £1,500 per annum

## Rates

Rateable Value for 2019/20 is £53,000.  
Therefore the rates payable is approximately £25,257.

## Specifications

Heating/cooling cassettes  
Suspended ceiling  
Recessed spotlighting  
Tiled floor (ground floor)  
W.C / Storeroom (basement)  
Large kitchen (basement)

## EPC

Rating c = 57

## Terms

A new lease offered on terms by arrangement.

## VAT

VAT is payable on the rent and service charge.

## Rent

£ 60,000 per annum exclusive of all outgoings.

## Further Details

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