

**The Bow
Lane
Estate**

44 Bow Lane

LONDON EC4

Colliers

 **LEVY**
REAL ESTATE



**WELL-FITTED SHOP TO LET
POTENTIAL FOR RESTAURANT USE WITH HIGH LEVEL KITCHEN EXTRACT**



**44
Bow Lane**

Location

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

The street benefits from a vibrant mix of retailers, restaurants and bars. Occupiers in the immediate vicinity include Paul Smith, Loake, Barker Shoes, Rigby & Peller, Leonidas, Coco Di Mama, Konditor, Paul & Pret A Manger. In addition, Shakeshack and Blacksheep Coffee are located beneath 45 Cannon Street to the south of the subject property.

The property is extremely 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.

Nearby Occupiers

Loake
SHOEMAKERS



Paul Smith

SHAKE  SHACK®

Accommodation

The premises are arranged over ground and basement floors comprising the following approximate net internal floor areas:

GROUND FLOOR:	1,868 sq ft	173.54 sq m
BASEMENT:	1,039 sq ft	96.53 sq m
TOTAL:	2,907 sq ft	270.07 sq m

Potential Sub-division

The property can be sub-divided to create a kiosk unit of approximately 400 sq ft with frontage on to Well Court.

Other configurations will be considered to suit specific occupier's requirements.

Terms

The property is available by way of a new lease for a term to be agreed. The lease is to be contracted outside of the Landlord & Tenant Act 1954.

Quoting Rent

Upon application and subject to configuration.

Use

Our client will consider all uses within the new "Class E" planning consent including retail and also restaurant uses, subject to an internal extraction system being installed.

Rates

Rateable Value: £123,000
Rates Payable 21/22: £66,420

Prospective tenants are advised to confirm any rating liability directly with the Local Authority. Occupier will benefit from 2/3 discount until March 2022.

Costs

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

EPC

An EPC is available on request.

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CONTACTS

All appointments to view must be arranged via Colliers International or Levy Real Estate, through:

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