

**73a Watling Street,
London, EC4M 9BJ**



Fully Fitted Grab & Go Opportunity in Heart of City - 1,427sq ft

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Location

The subject property is located in the heart of the City of London, east of St Paul's Cathedral. The area benefits from high footfall due to a very high density of office workers. The retail unit is arranged over ground floor and basement levels and is fully fitted out as a grab and go unit.

The property is well connected and is in close proximity to Bank, Mansion House and St Pauls underground stations, providing access to the Central, District and Circle Lines within a 2-minute walk of the property.

Watling Street is a prominent location, surrounded by the likes of One New Change shopping centre, The Bloomberg Building, The Ned and the Bank of England. Local occupiers include Pret A Manger, Coco Di Mama, Island Poke, Leonidas, Konditor, Porterford Butchers, Hola Guacamole, Gordon Ramsay Street Pizza, The Madison, The Ivy Asia, Shake Shack and Nando's.

Accommodation (GIA)

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

Description	sq ft	sq m
Ground Floor	790.10	73.40
Basement	637.46	59.22
Total	1,427.50	132.62

Rent

Upon Application.

Tenure

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.

The unit is currently fitted out as a grab & go unit.

EPC

Available upon request.

Planning

Class E



Business Rates

The rateable value of the premises is £58,000 from 1 April 2023. Interested parties should make enquiries with the City of London.

Legal Costs

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

Further Information and Viewing

Viewings are by appointment only via joint agents:

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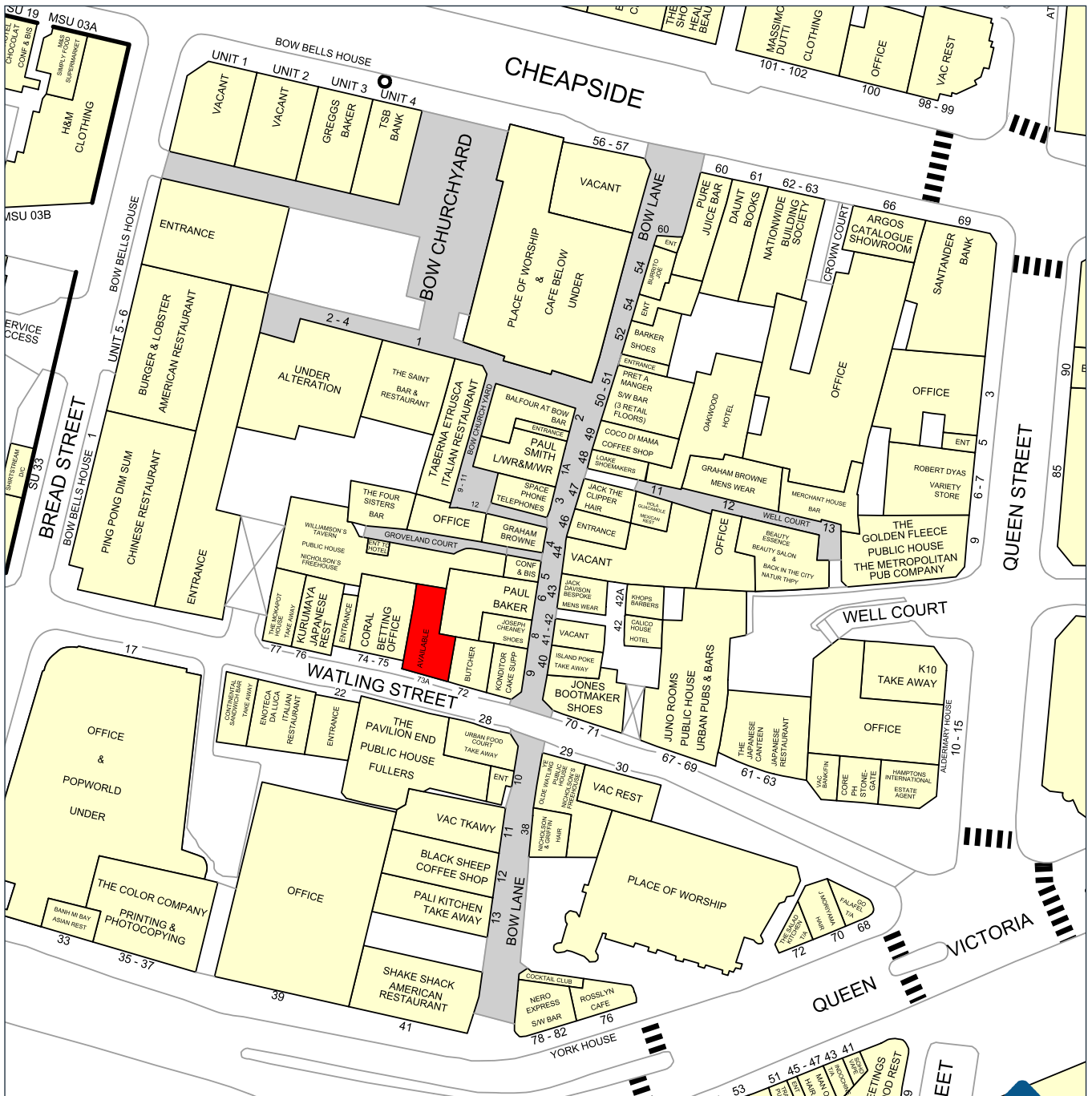
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