

**51-53 Coleman Street,
London, EC2R 6AD**



Class E Unit To Let in Prime City Location - 3,681 sq ft

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Description

Prominently located on the corner of Coleman Street and King's Arms yard, 51 – 53 Coleman Street provides a striking, dual fronted unit in the heart of the City of London, ideal for retail, restaurant and leisure operators.

Internally the space benefits from impressive 3.5 m ceiling heights and lots of natural light via the double height windows on two elevations. There is a route for extraction, subject to individual occupier requirements and the rectangular floor plate ensures maximum flexibility.

Location

The neighbourhood also offers a range of dining options, from trendy eateries to traditional pubs. Nearby occupiers include the Anthologist, the Trading House, Hawksmoor, Clays the Token House, Black Sheep Coffee, Costa and Co-Op.

Transport routes are excellent with Moorgate Station 3 mins walk (Circle, Hammersmith and City, Metropolitan, Northern and Elizabeth lines) and Bank 3 minutes walk (Central, DLR, Northern, Waterloo and City).

Accommodation (GIA)

The property is arranged over ground floor only, across the following approximate floor areas:

Description	sq ft	sq m
Ground Floor	3,681	342
Total	3,681	342

Rent

Upon Application

Tenure

The property is available for a term to be agreed. The lease is to be contracted outside the security of tenure provisions of the 1954 Landlord & Tenant Act (Part II) as amended.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.



Legal Costs

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

Rates

Business rates are in the process of being revalued. Interested parties should make enquiries with the City of London ratings department.

EPC

An EPC is available on request.

Further Info

To arrange an inspection, please contact the sole agents, Levy Real Estate

Liv England

liv.England@levyrealstate.co.uk
07530 807 800

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07825 191 239

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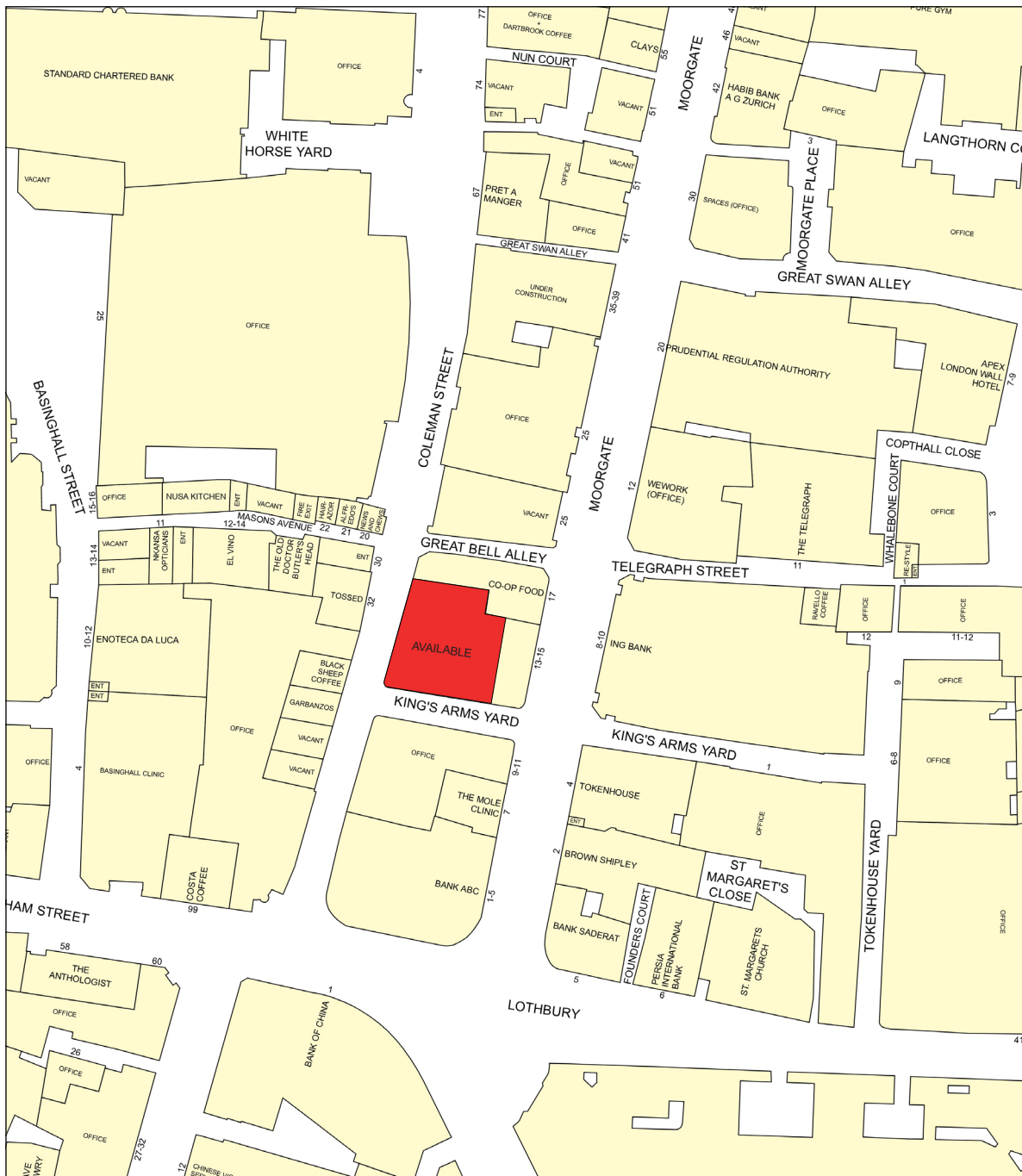
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