

To Let

1,402 sq ft (130 sq m)

38 Houndsditch, London, EC3A 7DB Retail Unit



Location:

A few minutes walk from both Liverpool Street and Aldgate Stations. Close to the new 1 Creechurch Place and 60 St Mary Axe office schemes, St Botolph building, Gherkin Tower and benefitting from the public improvements of Aldgate Square/Portsoken Pavilion.

Retailers on Houndsditch include All Bar One, Vital Ingredients, Boots Chemist, Haz, Coco di Mama and Tesco Express.

Accommodation:

Mezzanine	659 sq ft	(61.2 sq m)
Ground	743 sq ft	(69.0 sq m)
Total	1,402 sq ft	(130.2 sq m)

Amenities:

- 4m glazed full height frontage
- Mezzanine seating area
- Kitchen & counter facility installed
- 3 phase electricity supply
- Ground & mezzanine WC's

Lease:

The premises are to let on a new full repairing and insuring lease for a term by arrangement.

Rent:

£65,000 per annum exclusive.

Business Rates:

We understand the premises are assessed as follows:

Rateable Value £36,500

Estimated Rates Payable (17/18) £17,730

EPC: Rating C



CGI of Aldgate Square/Portsoken Pavilion

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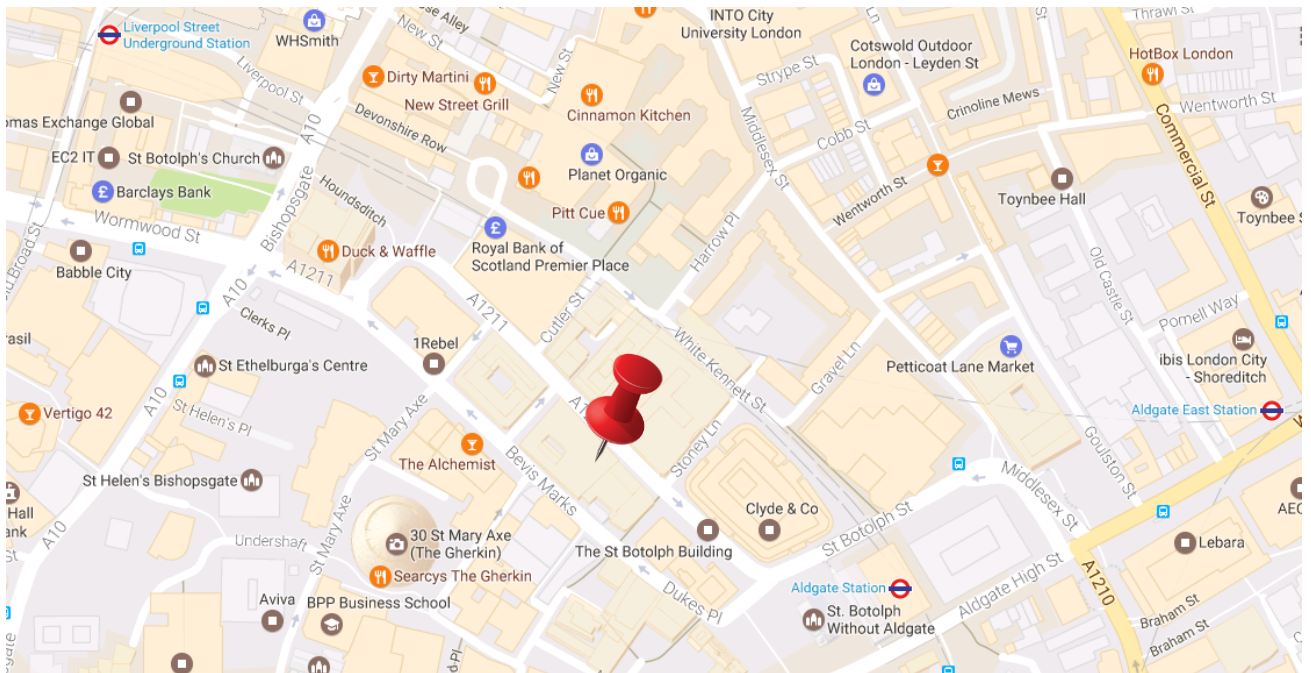
Retail Unit



Ground Floor



Mezzanine



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