

FITTED UNIT TO LET

3A Lovat Lane, London EC3R

LOCATION

The subject property is situated on Lovat Lane, just off Eastcheap. It benefits from excellent transport connections with Monument station a 2 minute walk and Fenchurch Street and Bank Station a further 6 minute walk.

The area boasts an eclectic mix of restaurant and retail operators including; The Darwin Brasserie at the Sky Garden, Blacksheep Coffee, London Cocktail Club, ROAR fitness, Vagabond Wine, Eastcheap Records and Corbin & King (opening soon).

ACCOMMODATION

The premises are arranged over ground and basement floors providing the following approximate gross internal areas:

Ground Floor Lobby	76 SQFT	7.06 SQM
Basement Floor	968 SQFT	89.9 SQM
Mezzanine Floor	272 SQFT	25.2 SQM
Total Floor Area	1,316 SQFT	122.16 SQM

QUOTING RENT

£47,500 per annum exclusive.

HANDOVER CONDITION

The unit is offered fully-fitted, with service and preparation counters, extract, disabled lift, WC's etc. If required, it can be stripped of the current fixtures and fittings.

PLANNING

The unit benefits from Use Class E.

RATES

Rateable Value	£17,250 per annum
Rates Payable	£8,694 per annum

Interested parties are advised to verify this information with the Local Rating Authority.

SERVICE CHARGE & INSURANCE

A service charge and insurance premium contribution calculated on a floor area apportionment basis will be payable for the duration of the term. Further details can be provided upon request.

TIMING

Immediate.

LEGAL

Each party is to be responsible for its own legal costs incurred in connection with this letting

EPC

An EPC certificate is available on request.

VIEWINGS

All viewings to be arranged via Bruce Gillingham Pollard. Please contact

Peter Wood
07872 602 336
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