



# 68 Cannon Street

London, EC4

**PRIME SHOP TO LET** (subject to vacant possession)

## Rent

£140,000 per annum exclusive

## VAT

All figures are quoted exclusive of VAT, if applicable.

## Accommodation

Approximate net internal areas:

Ground Floor	734 sq ft	68.19 sq m
Basement	1,164 sq ft	108.1 sq m
<b>Total:</b>	<b>1,898 sq ft</b>	<b>176.29 sq m</b>

(Interested parties are advised to verify these areas on site by prior appointment)

## Incentive

Incentives available subject to covenant strength.

## Property Highlights

- Ground floor & basement unit
- High footfall
- Multiple uses considered (STPP)

## Location

Located in a prime position on Cannon Street opposite the new Bloomberg headquarters and close to Cannon Street Station. Nearby occupiers include Hawes & Curtis, Pret a Manger, Timpson and Benugo Café.

## Description

The property comprises a retail unit with sales accommodation on ground floor and the basement.

## Tenure

Subject to securing vacant possession, the property is available by way of a new lease for a term to be agreed.

Viewing: Staff are unaware of the pending disposal; therefore, viewing is strictly by prior appointment through sole agents Newmark:

*Subject to contract.*

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# NEWMARK

London, EC4

Rateable Value	£100,500
Rates Payable(23/24)	£53,466

**EPC**

The EPC rating for the premise is C-58. Full Energy Performance Certificate available upon request.

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1. These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer or contract;
2. Newmark cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact representations and must satisfy themselves as to their accuracy;
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