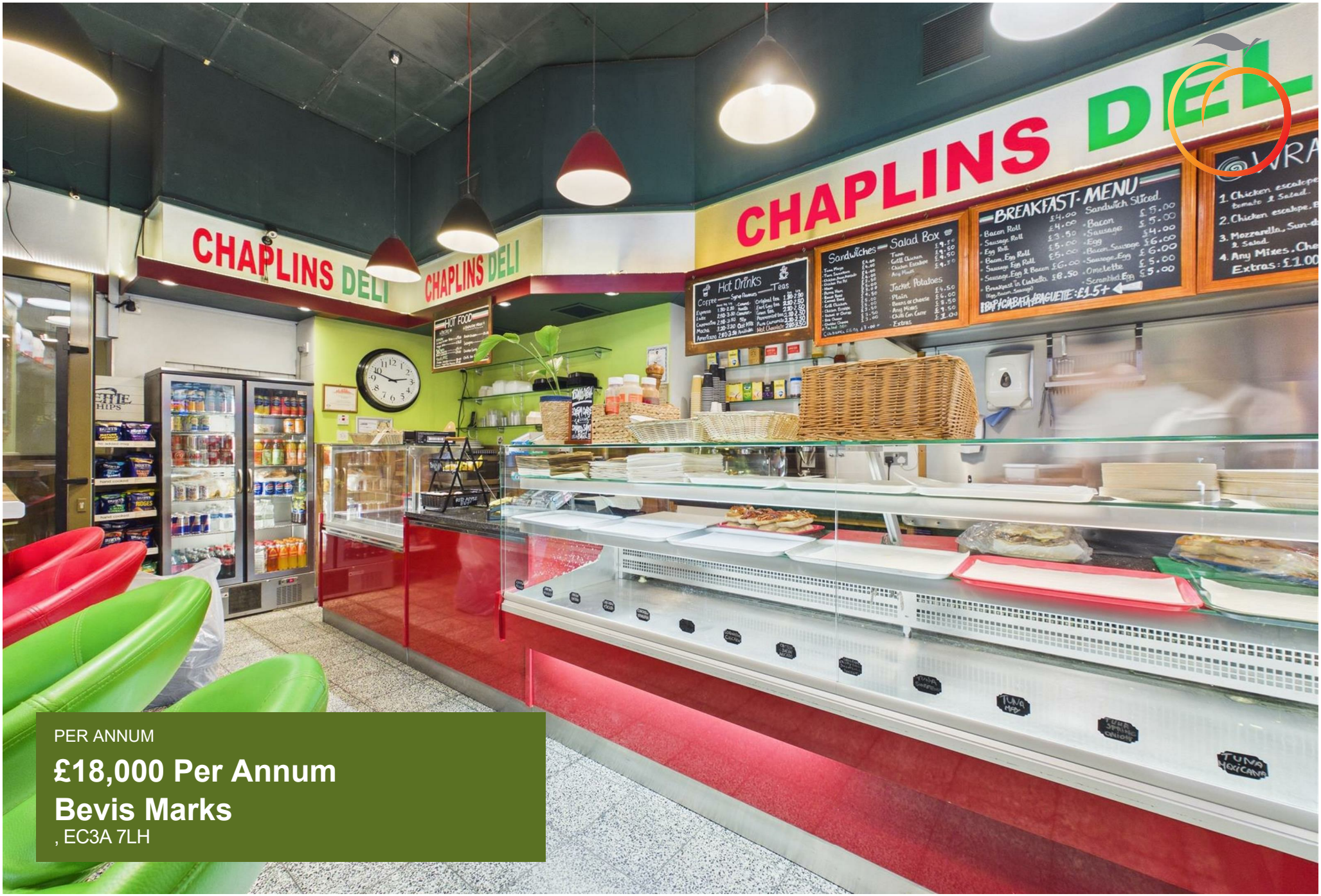


PER ANNUM

£18,000 Per Annum

Bevis Marks

, EC3A 7LH

Location
Situated on Bevis Mark in the heart of the City of London, the property benefits from a highly prominent position close to Aldgate, Liverpool Street, and Fenchurch Street. The surrounding area is a vibrant commercial hub, characterised by a strong mix of office occupiers, hotels, and residential developments, ensuring high levels of footfall throughout the week. Excellent transport links are available nearby, including multiple Underground lines and mainline rail services, making this an attractive and accessible location for both customers and staff.

Description
This is a well-configured, self-contained commercial unit arranged over ground floor and basement, ideally suited for café, deli, or takeaway use (currently hold a historic A3 use class). The basement provides a fitted kitchen, food preparation area, r. The ground floor offers additional seating or flexible ancillary space, along with a customer-facing display counter benefiting from good natural light from the return frontage display window. The premises are equipped with stainless steel fittings, extraction, and storage, making it ready for immediate occupation with minimal fit-out required.

Premium: £150,000 o.n.o

Size
326 Sq Ft (30.3 Sq M)

Terms
Assignment of an existing lease 6 years remaining - lease granted inside the L&T Act 1954 (renewable)

VAT
Rent payments are not subject to VAT

Legal Fee's
Each party to cover their own legal costs

Service Charge
No service charge is payable

Viewings
By appointment only



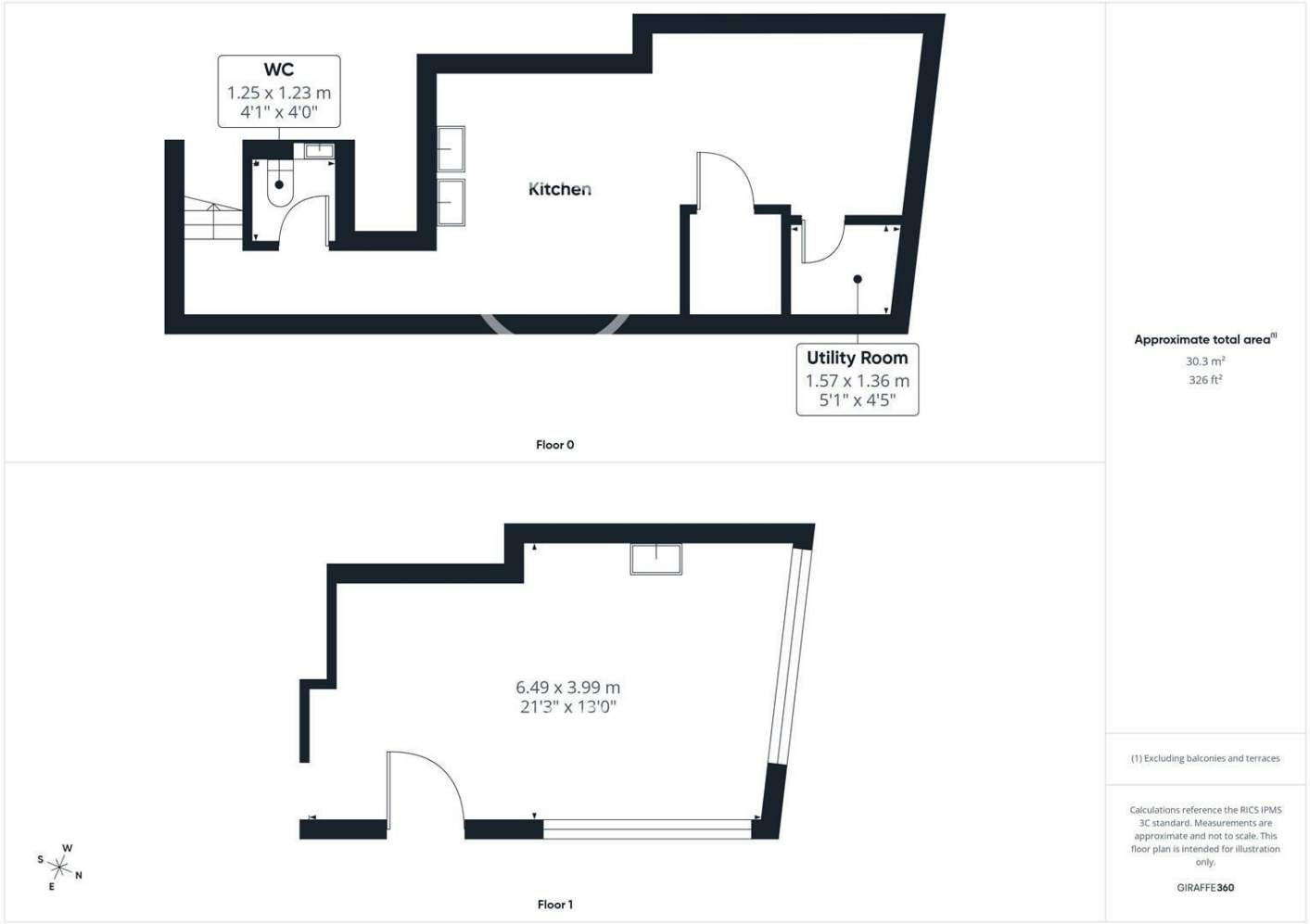


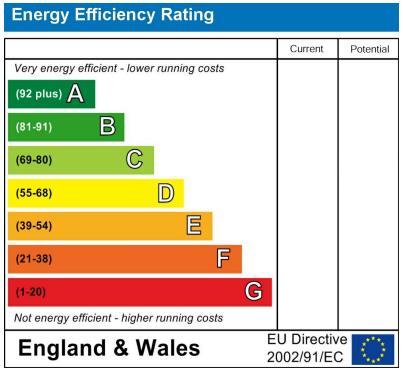



CHAPLI


HOVIS


CHAPLINS





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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