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RETAIL PROPERTY



Tower Hill Terrace, LONDON EC3N 4EE

RESTAURANT TO LET

Location

The property is a unique opportunity adjacent to the Tower of London ticket booths where approaching 3 million tickets are purchased per annum. Opposite is **Wagamama** and the Marsh Insurers head office at Tower Place

Accommodation

The property provides the following approximate accommodation:

Floor Area	Sq M	Sq Ft
Ground Floor	214	2,300
Lower Ground Sales/Ancillary	576	6,200

Lease

The premises are held on a lease expiring in April 2026.

Rent

The current base rent is **£250,000 pax** exclusive of VAT. Alternatively consideration will be given to sub-letting.

Rates

The premises have been given a rateable value of £141,000 in the 2017 list. Rates payable £69,513.00 pa (Rate in £ 51.2 pence 2020/1)
Interested parties are strongly advised to make their own enquiries.

Service Charge

There is a development s/charge of £85,247.00 for the current year.

Planning

The premises have A3 consent

Incentives

Depending on covenant a rent-free period could be available.

VAT

The property has been elected for VAT purposes.

Energy Performance Certificate (EPC)

Full EPC report and certificate are available on request.

Viewing and Further Information

Viewings strictly by appointment with the sole agent:

Michael Perkins

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34 South Molton Street
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On the instructions of

