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RETAIL PROPERTY



20 London St, Fenchurch St, London EC3R 7JP RESTAURANT FOR SALE/LET with takeaway use

Location

The property is located beneath AIG HQ and adjacent **Caffe Nero** off Fenchurch Street and opposite **BR Fenchurch St station**.

Accommodation

The property provides the following approximate accommodation:

Floor Area	Sq M	Sq Ft
Ground Floor & Basement	228	2,450

Outside seating available subject to license

Rent

Held on a lease until January 2031 at a rental of £110,000 pax
There is a rent review in October 2023.

Planning

The property currently has class E planning use.

Rates

The premises have a rateable value of £62,000 in the 2023 list.
Interested parties are strongly advised to make their own enquiries.

Service Charge

There is a centre charge of appx £TBC

VAT

The property has been elected for VAT purposes.

Energy Performance Certificate (EPC)

The property has an EPC rating of B.
Full 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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