

# 3-4 OLD BROAD STREET, EC2

NEW LEASE AVAILABLE subject to Vacant Possession

## CLASS E



## PROPERTY DESCRIPTION

### LOCATION

The property is located in a prime position on Old Broad Street. It is located in close proximity to Bank underground station 160 metres away. The premises benefit from high pedestrian flows with nearby occupiers include **The Salad Project, Samantha Cusick, Burger & Lobster, Pure Sports, and Virgin Active.**

### DEMISE

The premises benefits from circa 71' ft (21.8 metres) of gross frontage on Old Broad Street and 4,901 sq ft (455.3 sq m) accommodation arranged over ground and first floors. The first floor is accessed via a lift.

### TERM

The unit is available by way of a new full repairing and insuring lease for a term to be agreed with the landlord. The lease is contracted outside the Security of Tenure provisions of the Landlord and Tenant Act 1954 Part II. All use classes will be considered.

### RENT

£150,000 per annum exclusive of rates and service charge.

### LEGAL

Each party is to cover their own legal costs incurred in the transaction.

### EPC

C (67). A copy of the energy performance certificate is available upon request.

### Accommodation

|        |                |               |
|--------|----------------|---------------|
| First  | 1,504<br>sq ft | 139.7<br>sq m |
| Ground | 3,397<br>sq ft | 315.6<br>sq m |

|                   |              |              |
|-------------------|--------------|--------------|
| <b>Total Area</b> | <b>4,901</b> | <b>455.3</b> |
| <b>NIA</b>        | <b>sq ft</b> | <b>sq m</b>  |

### Business Rates

|                       |          |
|-----------------------|----------|
| Rateable Value (2023) | £242,000 |
|-----------------------|----------|

|                         |          |
|-------------------------|----------|
| Rates Payable (2023/24) | £130,680 |
|-------------------------|----------|

Interested parties are advised to verify the above with the local rating authority.

**MEGAN HUTCHINSON**

07768 143 950

Megan.Hutchinson@cushwake.com

**DUNCAN GILLIARD**

07881 501 164

Duncan.Gilliard@cushwake.com

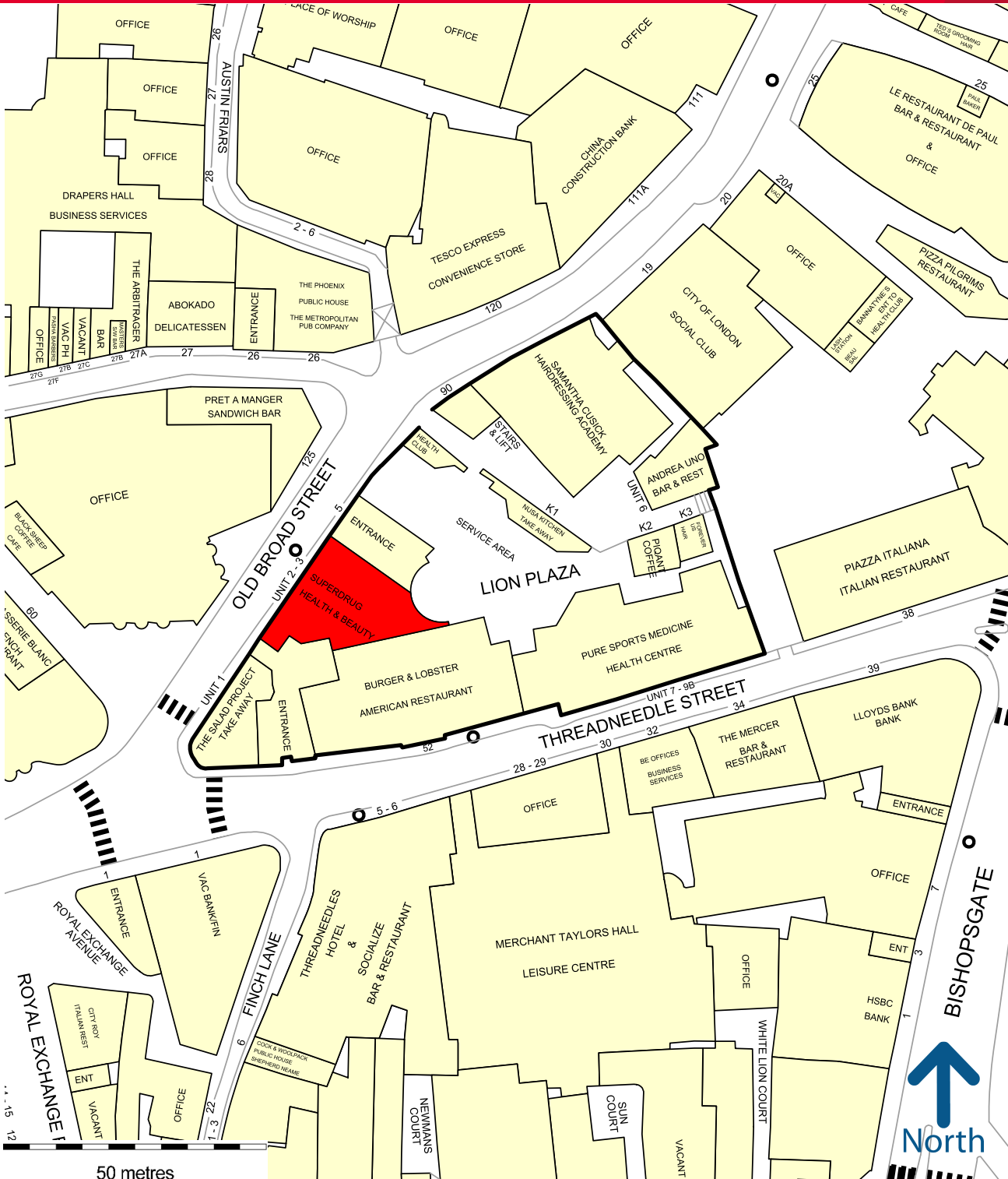
**ROSHNI PATEL**

07741 094 974

Roshni.N.Patel@cushwake.com

# 3-4 OLD BROAD STREET, EC2

GOAD PLAN



MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

Cushman & Wakefield LLP, their clients and any joint agents give notice that: (i) these particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents or outgoings quoted are exclusive of VAT. (iv) Any descriptions given of the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as requested. In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction.

Publication Date: June 2023 Regulated by the Royal Institution of Chartered Surveyors.

**CUSHMAN & WAKEFIELD**

43-45 Portman Square

London W1H 6LY

+44 207 152 5000

[cushmanwakefield.com](http://cushmanwakefield.com)

RETAIL IS WHAT WE MAKE IT