

Unit 1, Eldon Street

London, EC1



Location & Specification

This prime units sits in the heart of the City of London, steps away from the new Elizabeth Line exit at Liverpool Street Station. Which has resulted in a thriving thoroughfare with increased foot traffic thanks to the station exit.

Local occupiers include South Place Hotel, Bread Street Kitchen, John Reed gym, Holland & Barrett, Nationwide and Hackett to name a few.

The unit will be handed over in stripped condition.

Accommodation

Ground Floor: 3,729 sq ft / 346.4 sq m
Basement: 1,302 sq ft / 121.0 sq m
Total: 5,031 sq ft / 467.4 sq m

Shopfront: 75.5 ft / 22.9 m

Rent

On application.

EPC

Upon request.

Rates

Rateable Value (2023): £180,000
Rates Payable (2023/2024): £98,280

Tenure

The premises are available on a new lease for a term to be agreed, contracted outside of the Act.

Legal Costs

Each party to be responsible for their own costs.

Viewing

By prior appointment through agents CBRE, for the attention of:

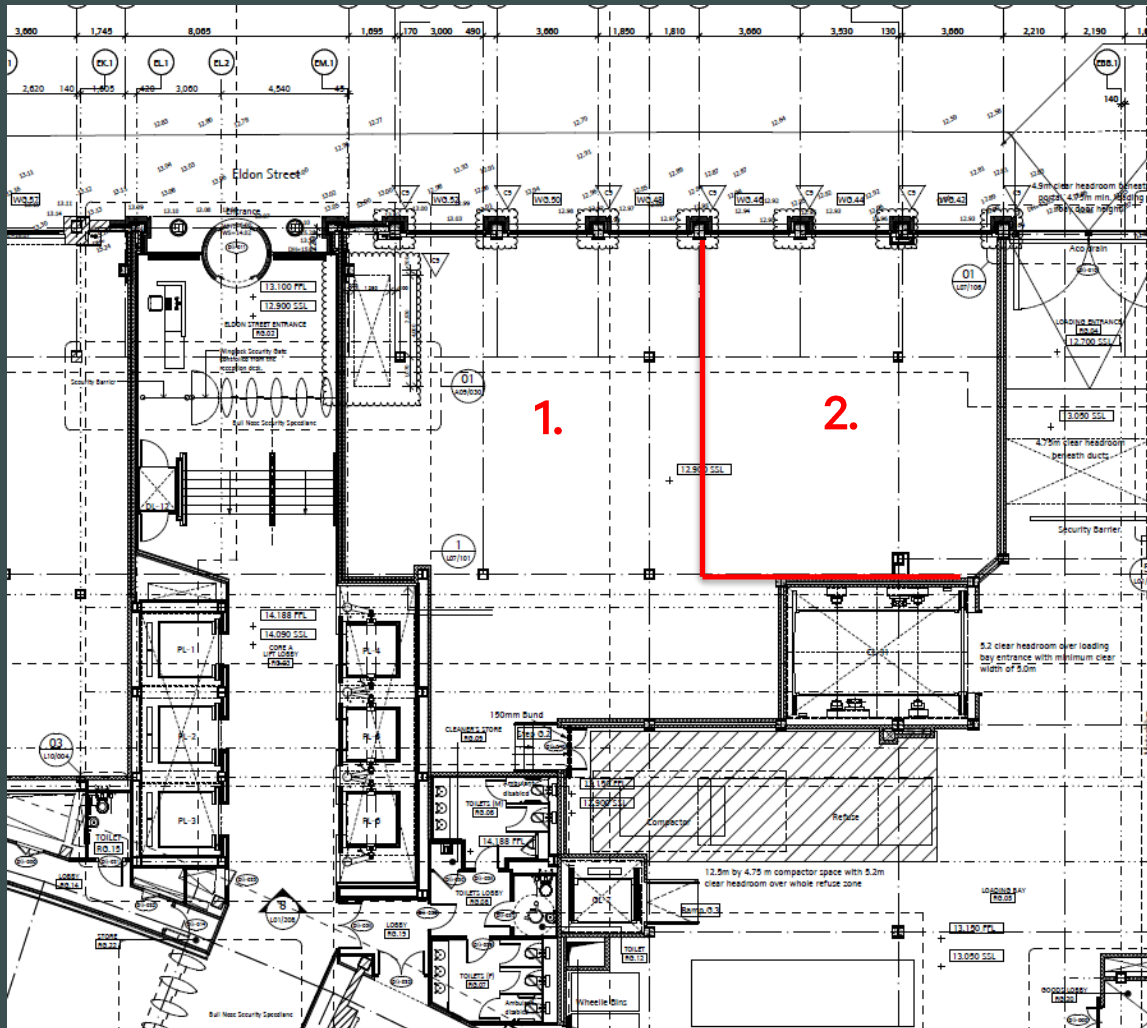
Will Brown
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Retail Opportunity | For Lease



Opportunity to split Ground Floor into two units.



Indicative Split Areas:

Unit 1:

Ground Floor 2,271.2 sqft / 211 sq m
Basement 1,302 sq ft / 121.0 sq m

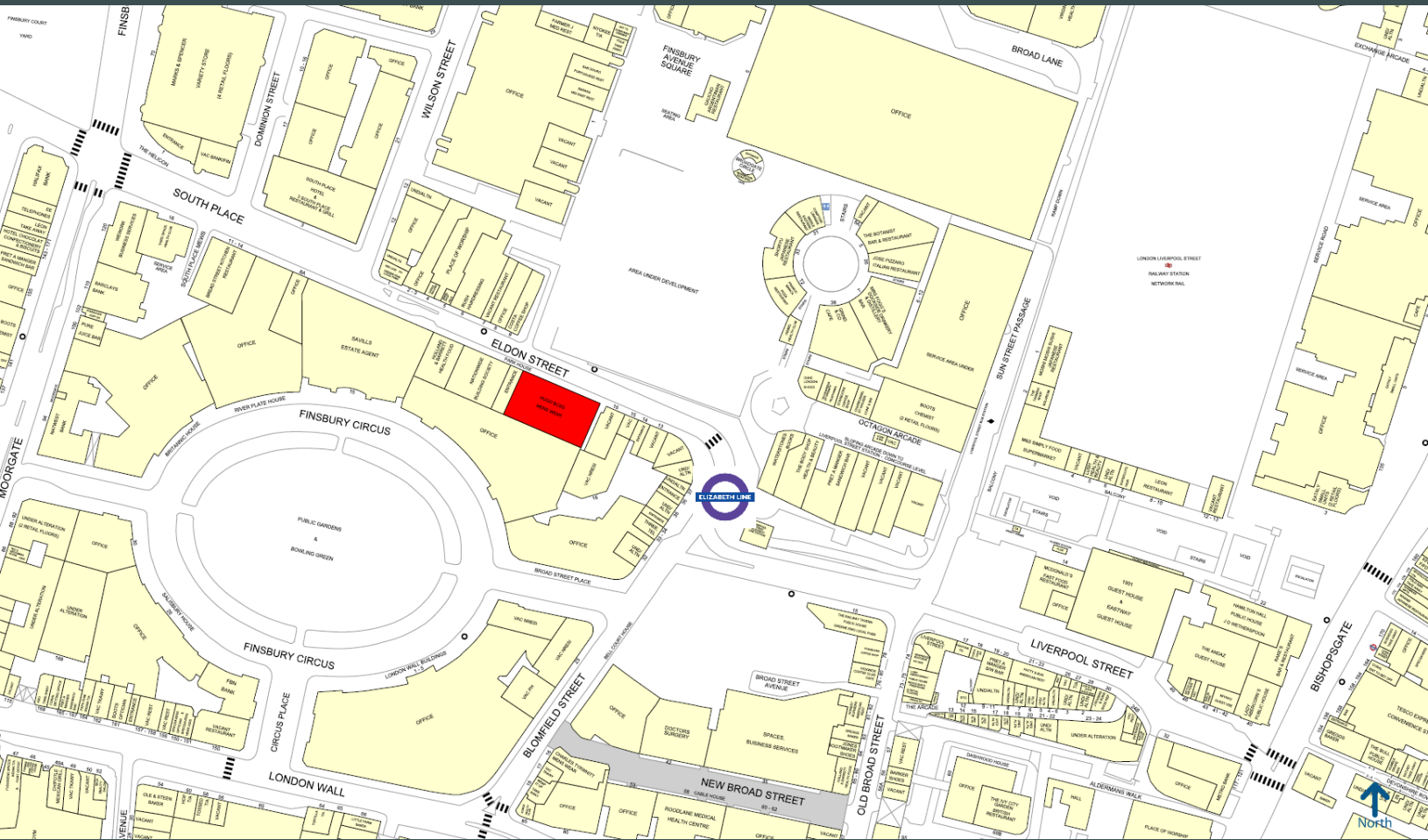
Unit 2:

Ground floor 1,457.5 sqft / 135.4 sq m

CBRE Limited on its behalf and for the Vendors or Lessors of this property who's Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of CBRE Limited has any authority to make any representation or warranty whatsoever in relation to this property. May 2022

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