

LONDON EC2R 8AY

34 THREADNEEDLE STREET

PRIME RESTAURANT TO LET

LOCATION

The premises are situated in the heart of the city, occupying a busy location on the south side of Threadneedle Street, close to its junction with Bishopsgate.

In addition to the **Royal Exchange**, other nearby restaurant occupiers include **Burger & Lobster**, **Threadneedles London**, **Piazza Italiana**, **Brasserie Blanc** and **L'Entrecote**.

Transport links are excellent with Bank Underground Station only a few minutes walk away.

An extract from the street plan is attached upon which the property has been highlighted.

ACCOMMODATION

Arranged over ground, basement and sub-basement floors and comprising the following approximate floor areas:

Ground Floor	2,050 sq ft	190 sq m
Basement	2,150 sq ft	200 sq m
Sub-basement	1,630 sq ft	151 sq m

LEASE

The premises are available by way of a new effective full repairing and insuring lease, for a term to be agreed at a **commencing rent of £189,500 per annum** exclusive of rates, service charge and VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.



RATES

Business rates to be reassessed.

EPC

The property has an Energy Efficiency Rating of B-39. A copy of the certificate is available upon request.

AML

Anti-money laundering legislation requires us to verify the identity of all/any proposed purchasers and/or tenants once a sale or letting has been agreed. We will confirm what information is required to satisfy this legislation once Heads of Terms have been agreed.

VIEWING

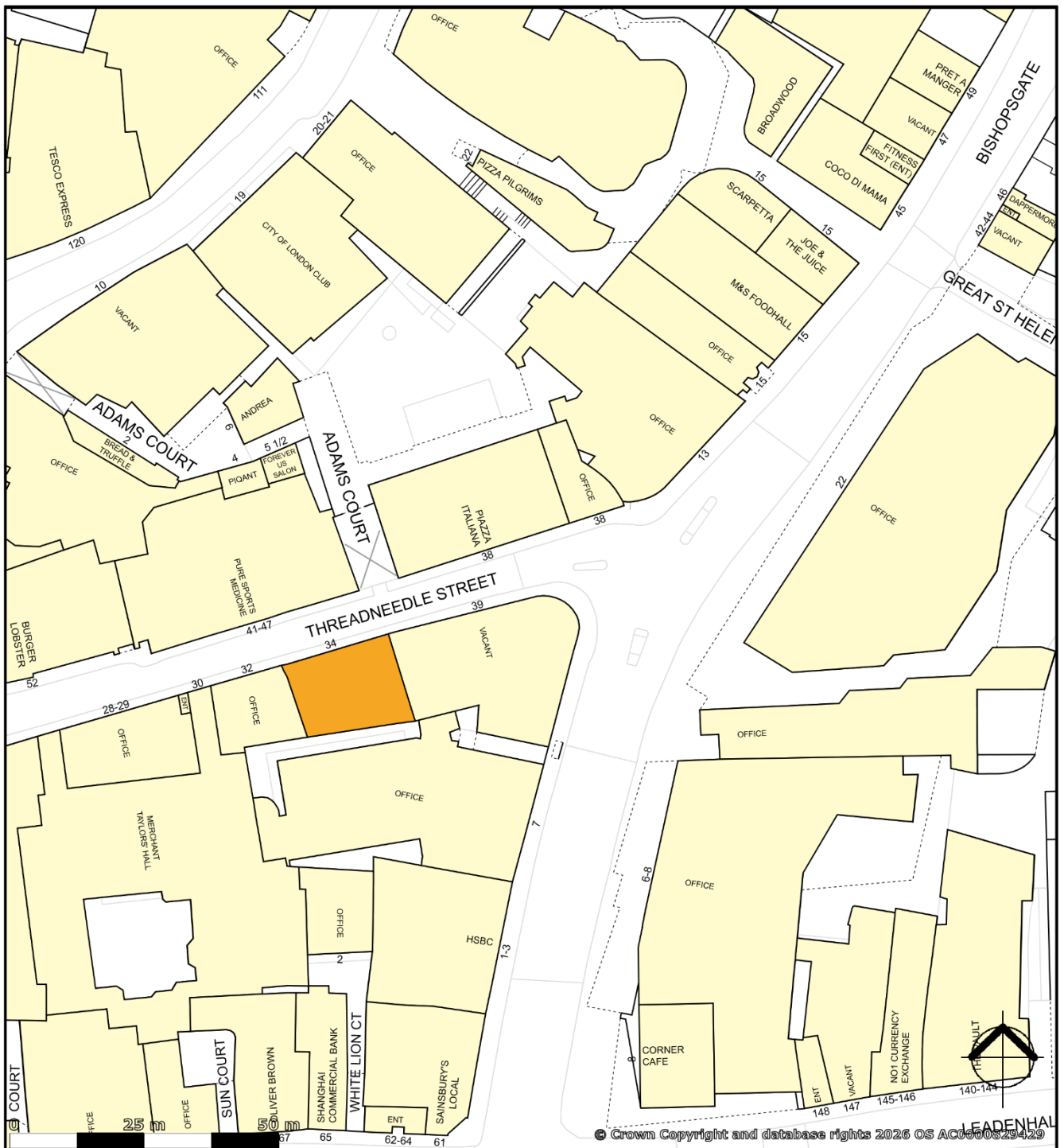
For further information or arrangement to inspect, please contact the agent:

Russell Yam

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SUBJECT TO CONTRACT



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Plotted Scale - 1:1,000

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