

**201 BISHOPSGATE,
EC2**

707 SQ FT
PRIME RETAIL UNIT
MINUTES FROM LIVERPOOL STREET STATION
FOR RENT
201 BISHOPSGATE, LONDON, EC2



attendant
COFFEE ROASTERS

attendant
COFFEE ROASTERS

lime

lime

lime

lime



Weak bridge
on A10
at Dalston



Get your
coffee here
from the
kitchen

DESCRIPTION

A fantastic ground floor unit which spans across three units fronting the iconic 201 Bishopsgate development at the junction of Bishopsgate and Norton Folgate.

The unit benefits from good ceiling height and a fully glazed frontage spanning over four units. Currently trading as a coffee shop, the space is very versatile and will suit all types of retailers, especially those who will benefit from the extensive ground floor frontage and the outside seating.

AMENITIES



AIR
CONDITIONING



EXCELLENT
TRANSPORT LINKS



7 DAY TRADE



FLOOR TO
CEILING GLAZING



WC FACILITIES



RARE BAR
OPPORTUNITY



GOOD FOOTFALL



SELF-CONTAINED



GREAT CEILING
HEIGHTS

PRIME RETAIL UNIT MINUTES FROM LIVERPOOL STREET





TRANSPORT

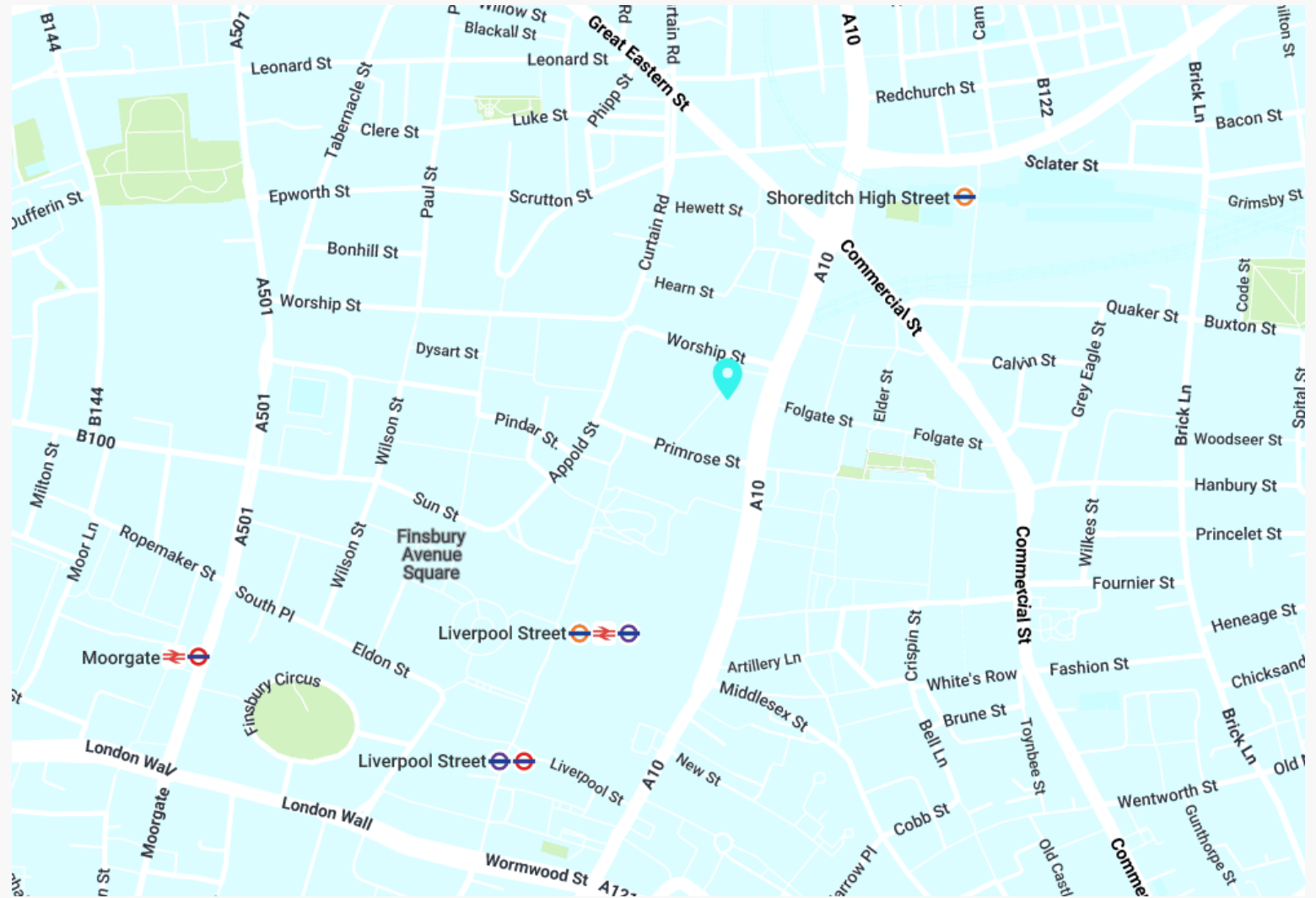
Liverpool Street – 1 min



Shoreditch High Street – 5 mins



LOCATION



AREA

201 Bishopsgate, also known as 8-9 Norton Folgate is minutes from Liverpool Street station and is the meeting point of Spitalfields, Shoreditch and the City.

The location is a unique blend of the artistic and creative hubs of Shoreditch and Spitalfields mixed with the high occupation offices of Broadgate which ensures a very consistent and dense footfall.

AVAILABILITY

UNIT	SIZE (PSF)	STATUS	RENT (PA)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
Ground Floor	707	Under Offer	£37,500	£37.00	£9.25	£5,845
-	-	-	Rising to £40,066 pa in 2026	-	-	-

LEASE

An assignment of a lease expiring 2032, subject to 10% turnover rent if greater than base rent. There is a rent review in January 2027 and a Landlord break option in January 2028

TIMING

Available immediately

CONTENT

View on our website



RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable.

PREMIUM

A premium of £30,000 for the benefit of the lease is sought

VIEWINGS VIA JOINT SOLE AGENTS

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