

RETAIL UNIT TO LET

Unit 1, 15 Basinghall Street

London, EC2



Savills London

33 Margaret
Street London
W1G 0JD

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Location

The premises occupy a position on Mason's Avenue, just off Basinghall Street, close to its junction with Gresham Street and adjacent with Coleman Street.

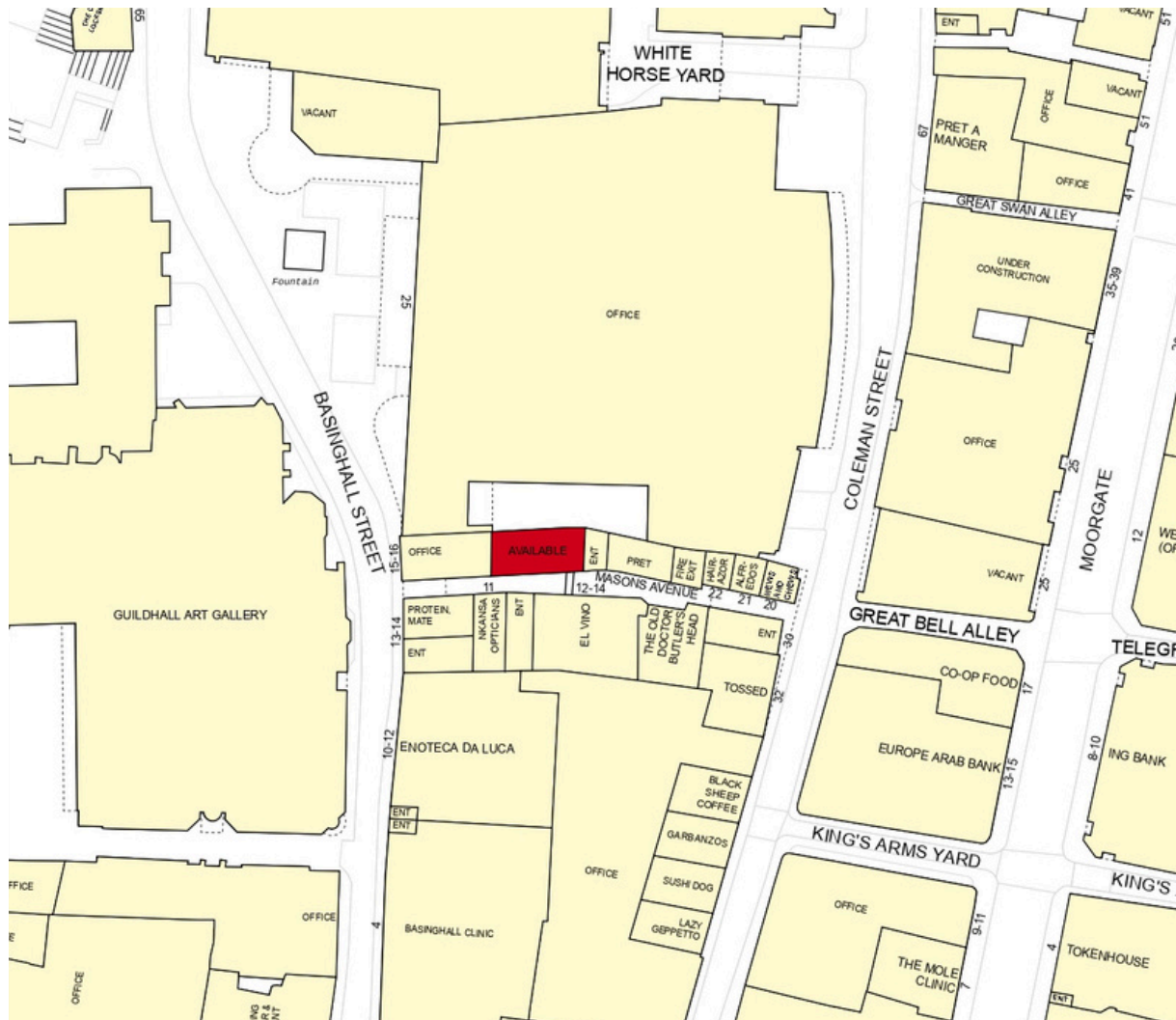
Basinghall Street is located within a densely populated office district in the City of London, positioned a short walk north of Bank and south of Moorgate stations.

Nearby occupiers include **Black Sheep Coffee**, **Garbanzos Falafel & Salad Bar**, **Sushi Dog**, **Lazy Geppetto**, and **Enoteca da Luca**, highlighting a strong pitch for grab and go retailers.

Accommodation

The premises are arranged over ground floor level with the following approximate net internal area:

Ground Floor:	726 sq ft	67.45 sq m
Total:	726 sq ft	67.45 sq m



Viewing & further information

Strictly by prior arrangement only with:

Alex Hughes

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Beth Ritchie

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+44 (0) 7779 402 633



Rent

Available on request.

Tenure

A new full repairing and insuring lease for a term to be agreed, to be excluded from section 24 to 28 of the Landlord & Tenant Act 1954 (Part II).

Rates

Rateable Value (2023)	£49,750
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UBR:	£0.577
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Rates Payable:	£28,705.75
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Parties are advised to make their own enquiries to verify the rates payable and whether any rates relief applies.

Service Charge (2025)

Available on request.

Use

The premises benefits from the new Class E planning consent which will enable the premises to be used for various commercial uses such as Retail, Restaurant, Office and Gym (D2) without the need for a change of use.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

A valid EPC for this property can be made available upon request.



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