

# WHITE DRUCE & BROWN

PROPERTY CONSULTANTS

Elliott House, 28a Devonshire Street, London W1G 6PS

**ONE GREAT TOWER STREET LONDON EC3**

**CORNER RETAIL PREMISES TO LET (NO VAT)**

**(CURRENTLY OCCUPIED BY PRET A MANGER)**

**AVAILABLE JUNE 2013**



- **Ground Floor Sales & Lower Ground Floor Kitchen**
- **New effectively full repairing and insuring 10 year lease available.**

[www.whitedrucebrown.com](http://www.whitedrucebrown.com)

**020 7467 5997**

Fax 020 7224 5212

**Location:** The building is situated at the junction of Eastcheap and Great Tower Street and occupies an imposing corner position in one of the City's major streets. The building is well located for communications, with easy access to Monument, Fenchurch Street, Cannon Street, Bank and Tower Hill Stations.

**Accommodation:** The vacant accommodation provides the following Net Internal Floor Areas:  
Retail Ground Floor 996 sq ft  
Basement Kitchen 736 sq ft

There are proposals to rearrange the office entrance which will allow the arched frontage entrance lobby to be incorporated within the retail premises, thus providing further retail frontage and an additional 98 sq ft of retail space.

**Amenities:** Air Conditioning  
WC's on Lower Ground

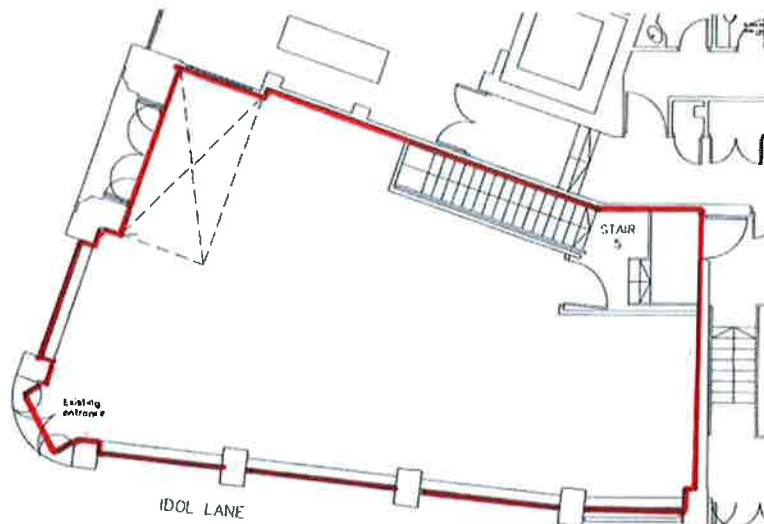
**Terms:** The accommodation is available on a new 10 year lease at a rent of £84,500 pa, with a rent review at the anniversary of the fifth year, on a contracted out basis.

**Rates 20012/13:** Shop & Premises £28,920 per annum (£60,000 RV @ £0.482)

**VAT:** The building is not currently elected for VAT

**EPC:** Available on request

**Proposed Ground Floor Plan:**



**Viewing:** Contact James Baker at sole agents White Druce & Brown.  
Email: jamesbaker@whitedrucebrown.com