ON THE INSTRUCTION OF BOOTS
SHOP LEASE AVAILABLE

36 Poultry
London
EC2R 8AJ

- All enquiries welcome.
- Ground and basement.
- Double frontage.
- Prime weekday footfall.

BOSS HUGO BOSS   **T·M·LEWIN** LONDON   **MOLTON BROWN** LONDON   **LUSH** FRESH HANDMADE COSMETICS

Location

Poultry is a short street located in the heart of the financial centre for City of London linking St Pauls and Cheapside to Bank. Bank underground station is close by, surrounded by offices. The renowned Ned Hotel is next door.

The landmark, grade II listed 1 Poultry is opposite with 150,000 sq ft of commercial space with multi let offices above 2 floors of retail and restaurants.

Description

Forming part of an island block between Grocers Hall Court and Old Jewry, comprising a multi let building with ground floor retail with a fully fitted basement suitable for consultation, office or storage.

Accommodation

The property has the following approximate floor areas:-

Ground floor	112.29 Sq. m	1,208 Sq. ft
Basement sales/store	126.55 Sq. m	1,363 Sq. ft
Total	238.94 Sq. m	2,571 Sq. ft

Lease

Held upon a FRI lease until 11 May 2026 at a passing rent of £200,000 per annum exclusive with the next rent review 4 July 2022.

Terms

Offers are invited for an assignment or sub-lease basis.

EPC

An EPC has been commissioned and is awaited.

Rates

The VOA website shows that the Rateable Value from April 2024 will be £195,000. For rates payable please refer to the Local Charging Authority, City of London Corporation - 020 7332 1224.

Legal costs

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

VIEWINGS - Strictly by appointment   brasierfreeth.com

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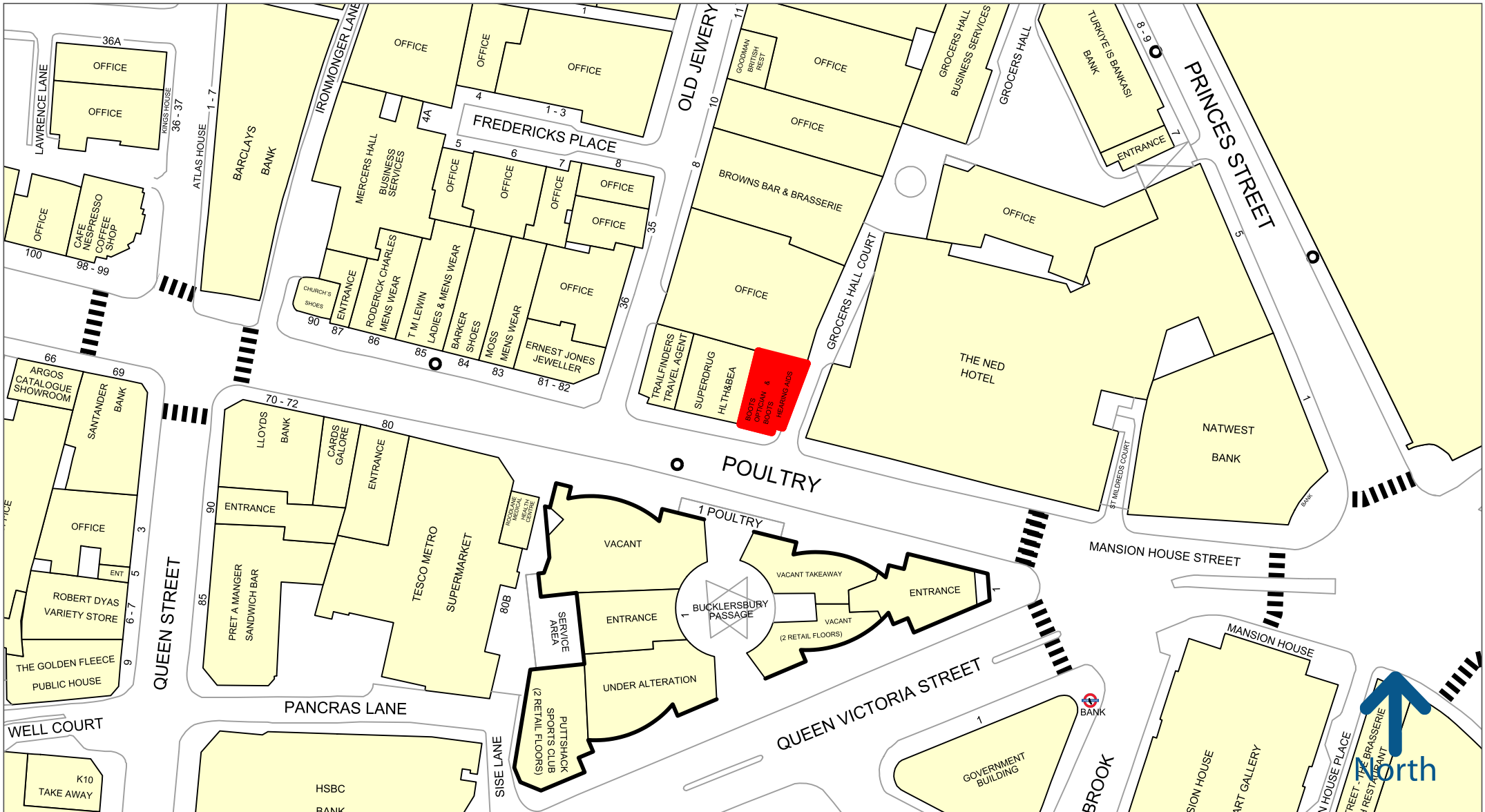damian.sumner@brasierfreeth.com

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OFFICE

LAWRENCE LANE

36A

OFFICE

OFFICE

KINGS HOUSE 36 - 37

ATLAS HOUSE 1 - 7

IRONMONGER LANE

OLD JEWERY

1

11

BARCLAYS BANK

MERCERS HALL

BUSINESS SERVICES

OFFICE

OFFICE

OFFICE

4

4A

1 - 3

FREDERICKS PLACE

GOODMAN BRITISH REST

10

OFFICE

GROCERS HALL BUSINESS SERVICES

GROCERS HALL

TURKIYE (S BANKASI) BANK

8 - 9

ENTRANCE

7

PRINCES STREET

5

OFFICE

OFFICE

OFFICE

8

BROWNS BAR & BRASSERIE

OFFICE

CAFE NESPRESSO COFFEE SHOP

OFFICE

100

98 - 99

ENTRANCE

90

RODERICK CHARLES MENS WEAR

87

86

T M LEWIN

85

CHURCH'S SHOES

LADIES & MENS WEAR

84

BARKER SHOES

OFFICE

5

6

7

8

OFFICE

OFFICE

OFFICE

36

35

OFFICE

GROCERS HALL COURT

THE NED HOTEL

OFFICE

NATWEST BANK

7

ARGOS CATALOGUE SHOWROOM

66

69

SANTANDER BANK

3

MOSS MENS WEAR

83

ERNEST JONES JEWELLER

81 - 82

TRAILFINDERS TRAVEL AGENT

SUPERDRUG

HLTH&BEA

BOOTS OPTICIAN & BOOTS

HEARING AIDS

70 - 72

LLOYDS BANK

80

CARDS GALORE

ENTRANCE

ST MILDREDS COURT

BANK

OFFICE

POULTRY

MANSION HOUSE STREET

5

6 - 7

ROBERT DYAS VARIETY STORE

9

QUEEN STREET

90

ENTRANCE

ENTRANCE

TESCO METRO SUPERMARKET

80B

ROODLANE MEDICAL HEALTH CENTRE

1 POULTRY

VACANT

VACANT TAKEAWAY

ENTRANCE

MANSION HOUSE

ENT

5

85

PRET A MANGER SANDWICH BAR

SERVICE AREA

ENTRANCE

BUCKLERSBURY PASSAGE

1

VACANT (2 RETAIL FLOORS)

ENTRANCE

1

1

THE GOLDEN FLEECE PUBLIC HOUSE

PUTSHACK SPORTS CLUB (2 RETAIL FLOORS)

UNDER ALTERATION

QUEEN VICTORIA STREET

1

BANK

MANSION HOUSE PLACE

WELL COURT

K10 TAKE AWAY

PANCRAS LANE

SISE LANE

GOVERNMENT BUILDING

BROOK

SION HOUSE

ART GALLERY

BRASSERIE RESTAURANT

North

HSBC BANK

50 metres

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