

Unit 2 | Capital House |
King William Street | London |
EC4N 7BL

Prime Unit | Lease Assignment

Fully Fitted F&B Unit | Immediately Available





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Location

This former Pret A Manger unit is situated in the 126,000 Sq.ft Capital House which is arranged over 10 levels. It is situated in the City of London, and benefits from fantastic transportation links being positioned next to Bank Station and within walking distance of Monument, Cannon Street and London Bridge Station.

There is a captive office catchment in the surrounding area and there is a large number of restaurants, grab and go outlets, coffee shops and pubs nearby.

Nearby financial institutions include The Bank of England, Rothschild & Co, RBS, and Danske Bank.

Nearby operators include Starbucks, Honest Burgers, Puregym, Joe & The Juice, All Bar One and many more national and local offerings.

Accommodation

The property has the following approximate floor area:-

Ground floor | 174.47 Sq.m | 1,878 Sq.ft

Key features

- Fully fitted, ideal for food users without the need for full extraction
- Extensive return frontage leading to Lombard Street
- Vacant, ready for immediate occupation
- Pop ups considered
- Viewing essential

Lease

Available by way of an assignment of the existing lease for a term of 10 years commencing in January 2020 until January 2030.

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Rent

£130,000 per annum exclusive or 10% of turnover, whichever is greater.

Service charge

The service charge for the current year is £1,732.

Terms

Consideration given to lease assignment or subletting. Further details upon request.

EPC

An EPC has been commissioned and is awaited.

Rates

For rates payable please refer to the Local Charging Authority, City of London Corporation - 020 7606 3030.

Legal costs

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



VIEWINGS - Strictly by appointment

Contact

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• Corporate structure and ownership details
• Identification and verification of ultimate beneficial owners
• Satisfactory proof of the source of funds for the Buyers/Funders/Lessee
Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link >