



PRIME RETAIL SPACE TO LET – CENTRAL LONDON

UNIT 1 - 120 CHEAPSIDE, LONDON

- 6,083 SQ FT (565 SQ M) over ground floor and an internally accessed basement
- Prime retailing position opposite One New Change Shopping Centre
- High profile location situated beneath Eversheds Sutherland's headquarter office
- Excellent public transport accessibility between St Pauls and Bank Underground stations
- Modern tall-glazed façade with striking return frontage on to Wood Street
- Possible option to split the unit at the rear



LOCATION

The unit is located underneath Eversheds Sutherland headquarter office in the prime section of Cheapside being opposite to the City's only major shopping centre (One New Change) and between the busy St Pauls and Bank Underground Stations, with additional visibility from Bread Street. Being one of the main shopping parades in the City of London there is a large range of retailers nearby such as Zara, EE, H&M, M&S Simply Food, Metro Bank and Holland & Barrett. Additionally a new Formula 1 experiential concept have recently committed to taking the Next unit in One New Change which is due to open in Q4 2022, comprising a considerable 14,700 sq ft.

DESCRIPTION

The space forms part of a multi-let office building on the corner of Wood Street, and comprises a regular-shaped ground floor unit with an internally accessed basement space suitable for storage. The unit benefits from striking return frontage with a tall-glazed façade on to Wood Street and is opposite the recently opened Cubitts opticians. The space is currently occupied by Ted Baker which may be made available to occupy within three months notice. The landlord will consider a potential split of the space

ACCOMMODATION

The subject retail unit comprises the following approximate floor areas;

Ground Floor:	4,014 SQ FT (372.9 SQ M) GIA
Basement:	2,069 SQ FT (192.2 SQ M) GIA
TOTAL:	6,083 SQ FT (565.1 SQ M) GIA

LEASE

The premises are available by way of a new effective FRI lease, quoting rent is available upon application.

PLANNING

Class E.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

BUSINESS RATES & ENERGY PERFORMANCE CERTIFICATE

Rateable value: £290,000. An EPC certificate may be available on request.

VIEWINGS

For further information or to arrange a viewing, please contact:

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