

UNIT 1 - 120 CHEAPSIDE, LONDON

- 6,083 SQ FT (565 SQ M) over ground floor and an internally accessed basement
- Option to split (please refer to split option page)
- 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







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 vacant. 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.

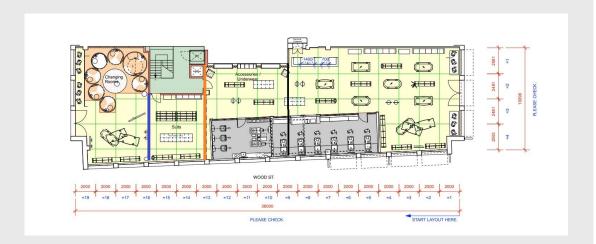
LEGAL COSTS

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.







OPTIONS TO SPLIT

The unit has the potential to be split with 3 options available and possibility to explore other options. The black, orange and blue lines on the attached floor plan show possible locations for a sub dividing wall to be installed. The right-hand side entrance on the plan is the Cheapside frontage and left-hand side entrance is the Wood Street / Compter Passage frontage.

OPTION 1

A split from the Cheapside frontage to the black line could create approximately 1,850 sq ft of ground floor space with no basement access. This would create approximately 2,150 sq ft of remaining ground floor space fronting onto Wood Street / Compter Passage with access to the basement.

OPTION 2

A split from the Cheapside frontage to the orange line could create approximately 2,650 sq ft of ground floor space with potential basement access. This would create approximately 1,350 sq ft of remaining ground floor space fronting onto Wood Street / Compter Passage with potential access to the basement.

OPTION 3

A split from the Cheapside frontage to the blue line could create approximately 3,050 sq ft of ground floor space with potential basement access. This would create approximately 950 sq ft of remaining ground floor space fronting onto Wood Street / Compter Passage with potential access to the basement.

VIEWINGS

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

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- 1. This information is intended as a general outline for the guidance of intending purchasers and does not constitute an offer or contract, or part of an offer or contract.
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