

To Let

5 Stone House Court
London
EC3A 7AY

www.ps2property.co.uk



Contact

For further information or to arrange an appointment to view please speak to:

James Burt

T: 020 7911 2268

E: james.burt@gvagrimley.co.uk

Jonathan Bernstein

T: 020 7911 2403

E: jonathan.bernstein@gvagrimley.co.uk

- Short term lease
- Close to Bishopsgate
- Attractive Fascia
- Available now

LOCATION

The premises are located on Stone House Court, a secured passage linking Houndsditch with Devonshire Row. Nearby occupiers include Mappin & Webb, Richer Sounds, Subway and Cards Galore. The location also benefits from busy morning and lunchtime trade, reflected in the large number of sandwich and coffee bars in the immediate vicinity.

DESCRIPTION

The unit is arranged over ground floor with further office/ancillary space available on the first floor. The ground floor consists of the following approximate dimensions and areas:-

Gross Frontage:	10.05 m	32 ft 11 in
Net Frontage:	9.90 m	19 ft 9 in
Shop Width:	9.78 m	32 ft 1 in
Shop Depth:	6.01 m	32 ft 5 in
Ground Floor Sales Area:	58.78 sq. m	633 sq ft
Staff Room:	9.02 sq. m	97 sq. ft

First Floor: In excess of 1,000 sq. ft available through separate negotiations.

TENURE

The premises are available on the basis of a new lease with a term certain until 25th June 2010 and rolling development breaks thereafter.

RENT

Offers in the region of £10,000 pax for the ground floor interest only.

RATING

Rateable Value: (2005)	£20,000
Rates payable: (2009/2010)	£ 9,780

All interested parties are advised to make their own enquiries to confirm business rates with the valuation department of The City of London.

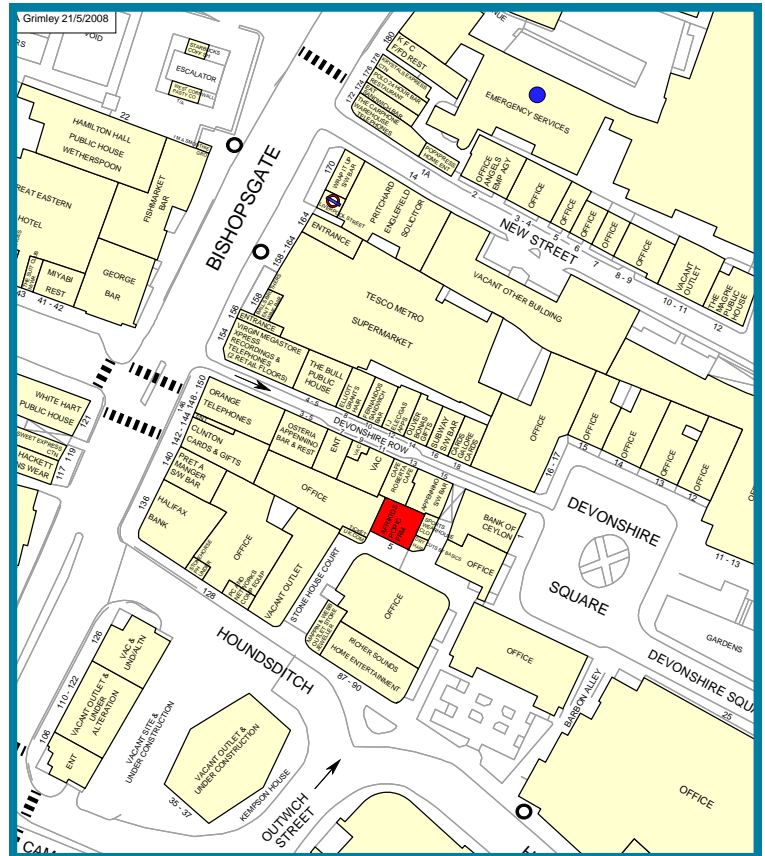
LEGAL COSTS

Each party is to be responsible for their own legal costs.

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VIEWING

All viewings are by appointment only, through Agents GVA Grimley:

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Subject to Contract

