



Location

Canary Wharf is a London Underground station on the Jubilee line between Canada Water and North Greenwich. The station, serving Canary Wharf in London Docklands, is in travelcard zone 2. Over 50 million people pass through the station each year, making it second business on the London Underground outside Central London after Stratford.

Description

The unit is situated in a prime position on the Western concourse at the bottom of the main escalators, close to the Canary Wharf Group shopping mall entrance/exits. The store benefits from a clear glass floor to ceiling frontage and offers a modern, well configured retail space. This unit would be ideal for an A1 food and beverage tenant. The unit benefits from power, water and drainage

Lease

The shop is available by way of a new 6 year lease contracted outside the Landlord and Tenant Act 1954 and is subject to a 6 month rolling Landlord break.

Rent

The Landlord is seeking offers in excess of **£80,000** per annum net of VAT or a percentage of turnover, whichever is the higher and will be exclusive of rates and service charge.

Accommodation

Total	225 sq ft	21 sq m
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Rates

Rateable Value (2017): £44,250

UBR:0.479

Rates Payable: £21,196

Interested parties are advised to check with the local council with regards to business rates.

Legal Costs

Each party is to be responsible for their own legal costs

Service Charge

The Landlord reserves the right to introduce a service charge at any time during the lease term to cover all RICS approved reasonable expenditure. Such charge is to be capped at an agreed amount.

EPC

An EPC has been requested from the landlord and will be provided in due course.

Offers and Deadline

Interested parties will be expected to provide a formal business case with financials and visuals. Deadline for offers is **Friday 6th October 2017**.

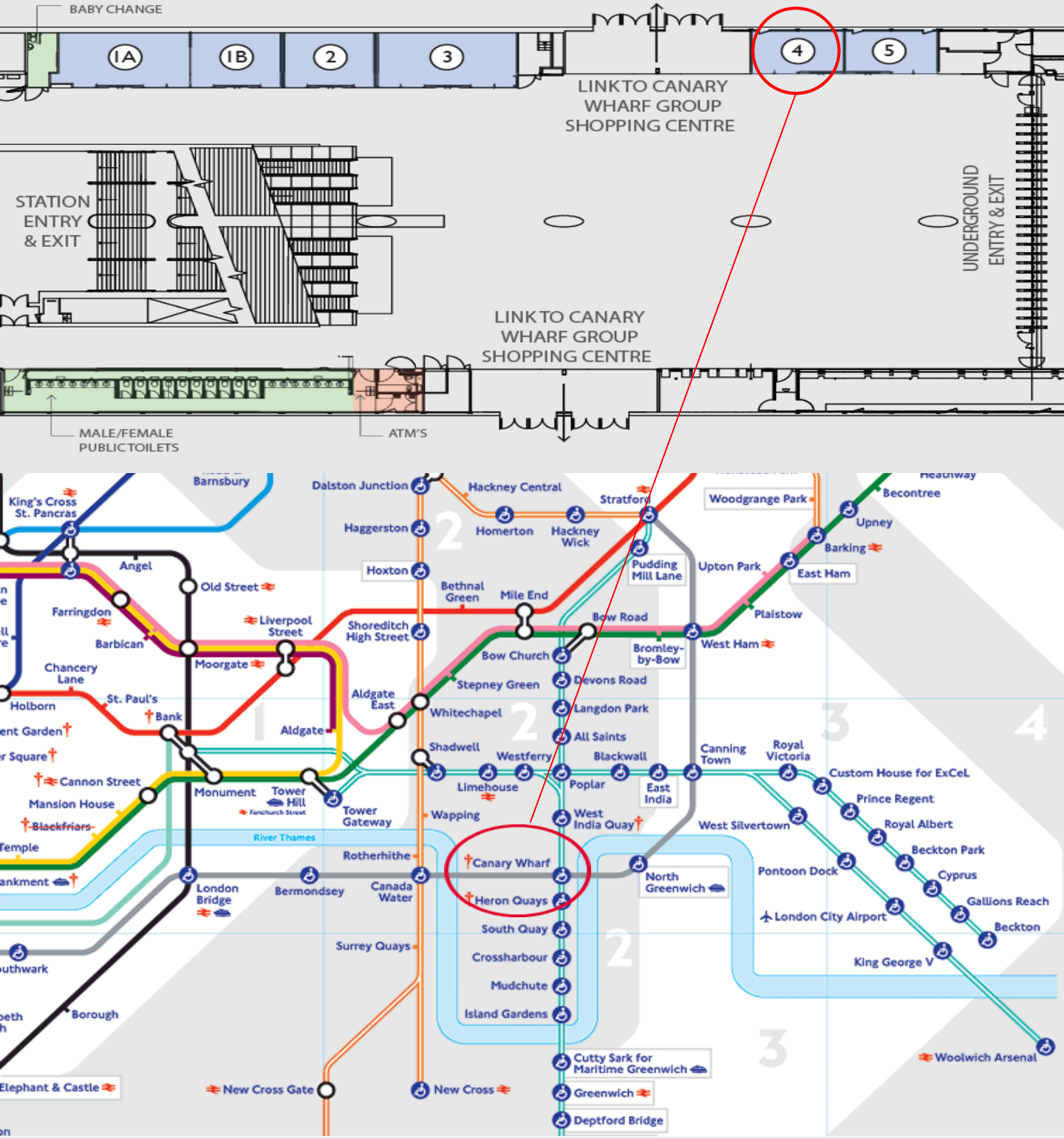
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SHOP TO LET

Units 4 Canary Wharf Station, London, E14 4HJ



MISREPRESENTATION ACT 1967 & THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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