

## LEASE AVAILABLE

### 31 LEADENHALL MARKET



#### ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be available for interested parties.

#### RENT

The passing rent is £149,500 per annum exclusive.

#### RATES

We have been advised of the following rates assessment:

Rateable Value	£108,000
Rates Payable	£50,328

Interested parties are advised to make their own enquiries with the local authority's business rates department.

#### TERMS

Upon Application.

#### LEGAL COSTS

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

#### VIEWING

Staff are unaware of the impending disposal, and therefore any viewings must be made strictly through Orme Retail.

Please contact:

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Jamie Orme [jorme@ormeretail.co.uk](mailto:jorme@ormeretail.co.uk)

#### LOCATION

The unit is situated in a prominent corner position within Leadenhall Market, adjacent to **Hobbs** and **Reiss** and in the heart of the market.

#### ACCOMMODATION

The unit comprises ground, first and second floors providing the following approximate areas:

Frontage	29 ft	8.8 m
Return Frontage	44 ft	13.4 m
Ground Floor (sales)	1,148 sq ft	106.6 sq m
First Floor (sales)	1,148 sq ft	106.6 sq m
Second Floor	1,148 sq ft	106.6 sq m

#### LEASE

The premises are held on a lease for a term of 19 years from 20<sup>th</sup> October 1993 to 24<sup>th</sup> December 2012.

December 2009

#### MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

Orme Retail, their clients and any joint agents, give notice that: (i) These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents or outgoings quoted are exclusive of VAT. (iiii) Any descriptions given of the property cannot be taken to imply it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as required.