

# London

## 1-3 Norton Folgate

Class E Opportunity



### Location

The subject property occupies a prominent corner location at the junction of Bishopsgate, Norton Folgate and Spital Square, in close proximity to Spitalfields Market and British Land's new Norton Folgate development.

Nearby occupiers include Rudy's Neapolitan Pizza, Galvin, Tank & Paddle and Vagabond. Kolamba and Xi Home will soon be opening on Blossom Street.

### Demise

The property is arranged over ground and basement floors, comprising the following approximate net internal floor areas:

|                     |                    |                 |
|---------------------|--------------------|-----------------|
| <b>Ground Floor</b> | 2,810 sq ft        | 261 sq m        |
| <b>Basement</b>     | 1,410 sq ft        | 130 sq m        |
| <b>Total</b>        | <b>4,220 sq ft</b> | <b>391 sq m</b> |

### Tenure

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

### Rent

On application.

### Rates

|                       |              |
|-----------------------|--------------|
| <b>Rateable Value</b> | £126,000     |
| <b>Rates Payable</b>  | £67,032 p.a. |

Interested parties are advised to make their own enquiries through Tower Hamlets Council on 020 7364 5010.

### EPC

Available upon request.

### Service Charge

Available upon request.

For further information or to arrange a viewing please contact:

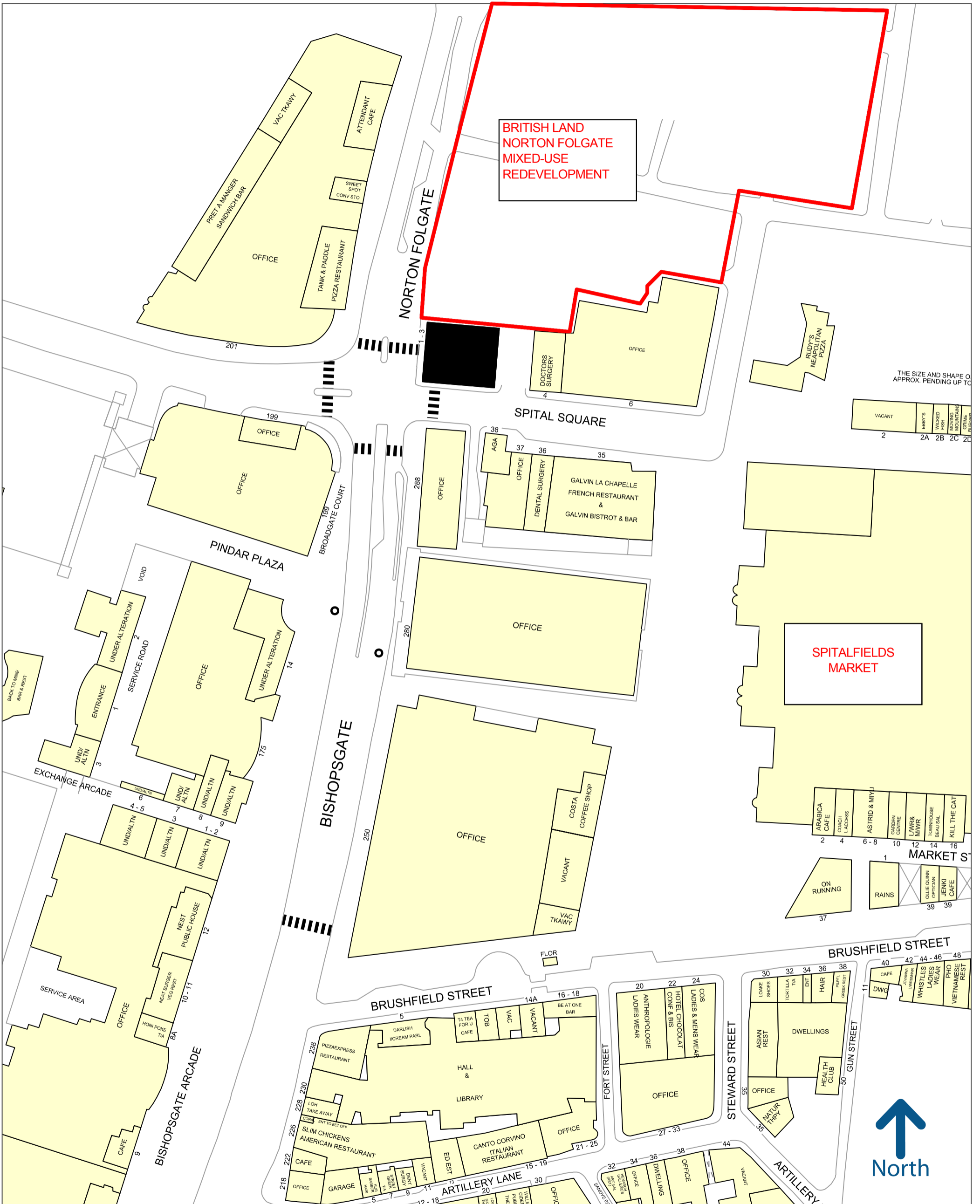
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50 metres



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