

# 16 | CULLUM STREET

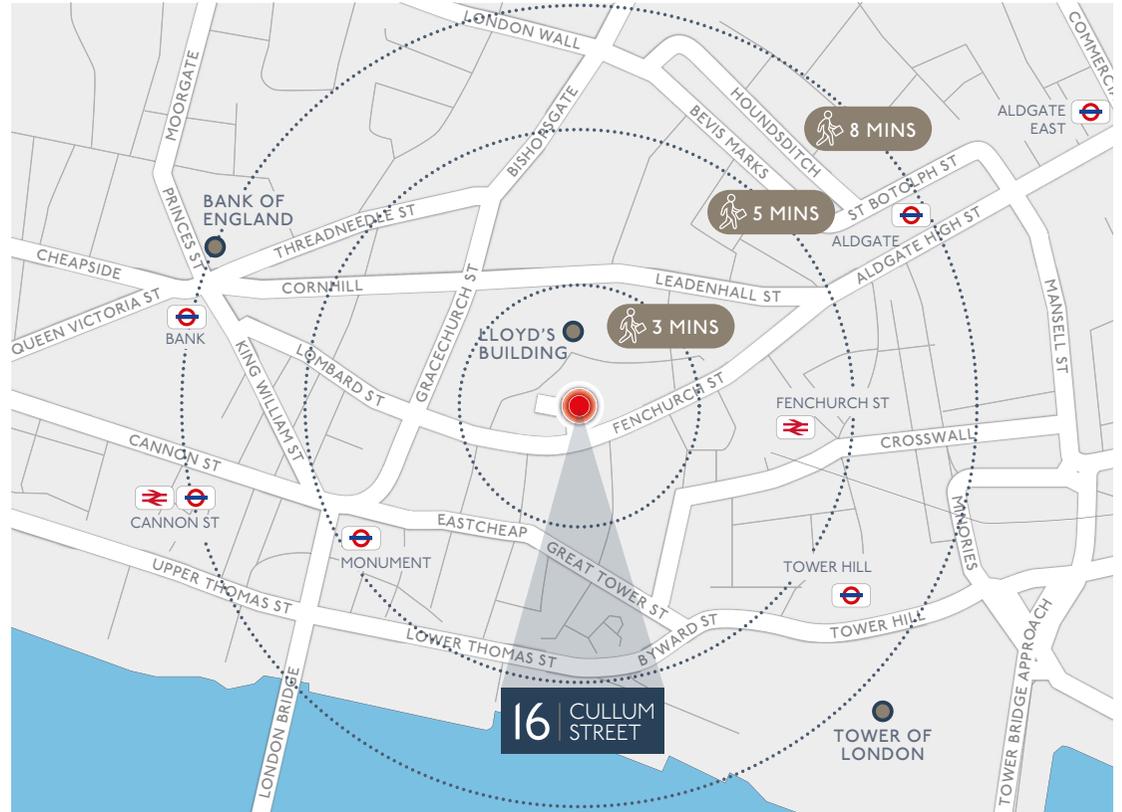


**491 SQ FT OF PRIME RETAIL SPACE**  
**CLASS E RETAIL OPPORTUNITY IN THE HEART OF THE CITY**

# CONNECTIVITY

LOCATED AT THE HEART OF THE CITY OF LONDON'S INSURANCE AND FINANCIAL DISTRICT

Several underground and mainline stations are within close walking distance including Bank, Monument, Fenchurch Street, Tower Hill and Liverpool Street which provide extensive underground and mainline connections.



# LOCAL AREA

IN THE VIBRANT ATMOSPHERE OF THE CITY

The property is located in one of the City's principal retailing thoroughfares thanks to its close proximity with Leadenhall Market and the local retailers and restaurants present in the area including **Sky Pod Bar, Bolton's, Curators Coffee, Gaucho City, Reiss, Hobbs, Suit Supply, Next, Sainsbury's, Boots** and **Waterstones**.



# ACCOMMODATION

The unit is arranged over ground and basement floors and comprises the following approximate dimensions and net internal floor areas:

## 16 CULLUM STREET

SHOP DEPTH	19 FT	5.82 M
SHOP WIDTH	15 FT	4.65 M
GROUND	263 SQ FT	2440 SQ M
BASEMENT	228 SQ FT	21.20 SQ M
<b>TOTAL</b>	<b>491 SQ FT</b>	<b>45.60 SQ M</b>

GROUND FLOOR



BASEMENT



## LOCATION

Cullum Street is a vibrant, pedestrianised thoroughfare between Fenchurch Street and Lime Street and is in close proximity to Leadenhall Market. Monument Underground Station and Fenchurch Street Overground Station are close by.

## TERMS

The unit is available on a new FRI lease, for terms to be agreed with the landlord, contracted outside the security of tenure provisions of the Landlord & Tenant Act 1954 Part II (as amended).

## RENT

Available upon request.

## BUSINESS RATES

Subject to eligibility. We advise interested parties to make their own enquiries with the VOA.

## EPC

Available upon request



## A PROPERTY PROPOSED BY ANPORA UK LTD

For more information, please contact:



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