


# SHOP TO LET

43/45 Eastcheap, City, London, EC3M 1JA



 **RENT** £45,000 PA / £35 PSF

 **SIZE** 1273 Sq Ft / 118.3 SQM

 **FLOOR(S)**

 **AVAILABLE** Immediately



## CONTACT

Richard Doffman

020 7843 3779

07974 254 838











[richard.d@pearl-coutts.co.uk](mailto:richard.d@pearl-coutts.co.uk)

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## THE SPACE

## LOCATION

## NEARBY

-  20+ Gyms
-  20+ Restaurants
-  20+ Bars / Pubs
-  20+ ATMs
-  20+ Accountants
-  20+ Banks
-  20+ Cafes
-  2 Meal Deliveries
-  18 Parking Places
-  5 Post Offices

 **Bus Routes**  
15

 **London Fenchurch Street**  
c2c

 **Monument**  
Circle District

 **Tower Hill**  
Circle District

 **Tower Pier**  
RB1 RB2 RB6

 **London Bridge City Pier**  
RB1 RB2 RB6

 **Tower Gateway**  
DLR

 **London Bridge**  
Southeastern Southern Thameslink

 **London Bridge**  
Jubilee Northern

 **Aldgate**  
Circle Metropolitan

 **Bank**  
DLR

## USE

## LEASE

Outside the Landlord & Tenant Act 1954.

## DEPOSIT

Three month rent deposit which accrues interest and returned to the tenant at expiry of the term.

## SERVICE CHARGE

Available upon request.

## BUSINESS RATES

Rates are payable to the local authority. This is NOT the amount due. Applicants are advised make their own inquiries to the local authority to determine the exact amount payable.

## BUILDINGS INSURANCE

Available upon request.

## FEES

There is a one-off administration fee of £ + VAT.

## VAT

This property is subject to VAT.

## LEGAL COSTS

Each party to bear their own legal costs in this transaction.

## EPC

These details were updated on 06/02/2024

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