

**LeaverCharlesGranger**  
Chartered Surveyors  
020 7935 6501

**Location**

**Unit 1A 5 ALDERMANBURY  
WOOD STREET  
LONDON EC2**

The shop occupies an excellent location on the corner of Wood Street and Aldermanbury Square close to the junction with London Wall. Adjacent occupiers include Pret A Manger and Slug & Lettuce.

**Accommodation**

The premises comprise a ground floor and first floor shop with the following approximate dimensions and areas:

Frontage:	21ft	6.4m
Depth	29 ft 8in	9m
Ground Floor:	375 sq ft	34.9m <sup>2</sup>
First Floor:	230 sq ft	21.4m <sup>2</sup>



**Lease**

The shop is held on a 15 year lease from January 2016 inside the Landlord & Tenant Act, subject to five yearly rent reviews at a current rent of £60,000 p.a. exclusive

**Premium**

Premium offers invited.

**Legal Costs**

Each side is to pay its own legal costs.

**Viewing**

Strictly by prior appointment through  
John Charles 020 7935 6501  
[jc@lcg.uk.com](mailto:jc@lcg.uk.com)

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