

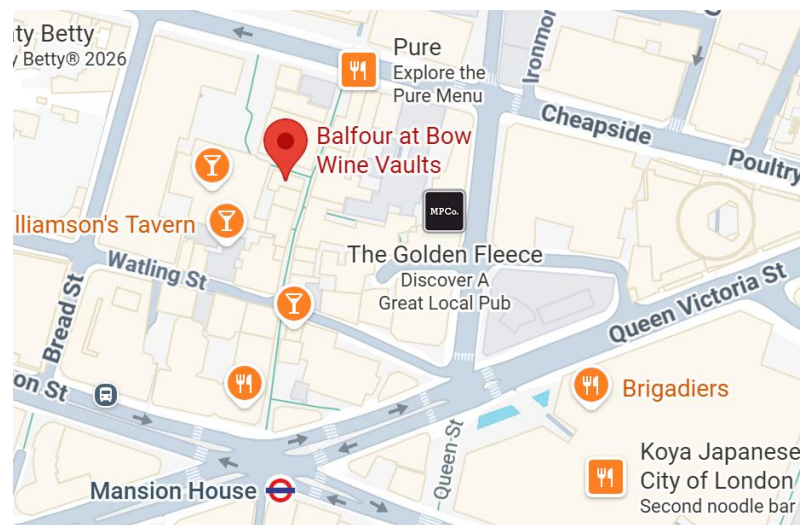


**Balfour Wine Bar, 10 Bow Churchyard, London EC4M 9DQ**

**Summary**

- Free of Tie Lease
- Fitted out to a high standard
- Rent £120,000
- Great potential to develop business

**Offers invited**



Viewing is strictly by prior appointment with sole agents  
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### Location

The property is situated on the East side of Bow Lanes on Bow Churchyard. The area benefits from high footfall from the offices and F&B circuit.

Bank, Mansion House and St Pauls underground station are in close proximity.

Nearby operators include Ivy Asia, Pret A Manger, The Salad Project and urban food court.

For a better understanding of the location please review [Google Street View](#).



### Description

The premises occupies ground and basement with outside seating fitted to a high standard.



### Terms

A free of tie lease for a period of 20 years from 16 December 2021 and expiring on 15 December 2041 at a passing rent of £120,000 per annum.

### Planning

The Premises benefits from sui generis class Use.

### Rateable Value

The current rateable value is £96,000 reducing to £84,500 from 1 April 2026.

### EPC

An EPC has been commissioned and can be provided upon request.

### Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

### Viewings

All viewings should be arranged through the sole agents, Davis Coffey Lyons.

