

PRIME DOUBLE FRONTED PREMISES TO LET 115 Clerkenwell Road London EC1

LOCATION

The premises are located in a prominent position on the southern side of Clerkenwell Road, close to its junction with Leather Lane. The property is a short walk away from both Farringdon and Chancery Lane Stations.

Operators close by include Magma Books, Pret a Manger, Superdrug, Mailboxes and The London Bicycle Workshop.

ACCOMMODATION

The premises benefit from having an impressive double frontage and are laid over ground and basement floors.

Ground Floor	650 sq/ft
Basement Floor	615 sq/ft
Total	1,265 sq/ft

LEASE

A new lease is to be made available for a term to be agreed.

RENT

£42,500 per annum exclusive.

USE

A variety of uses will be considered within Class E of the revised Use Classes Order.



RATES

Rateable Value : £27,500

Rates Payable : £14,080 per annum

The above figures may be subject to rates relief. Interested parties are advised to make their own enquiries with the Local Authority.

LEGAL COSTS

The incoming tenant will pay the landlord's reasonable legal fees in connection with the transaction.

EPC

Available on request.

VIEWINGS:

Strictly through sole agents, Blanchflower Lloyd Baxter.

Oliver Fowler

DDI: 0207 491 8249

E: ofowler@blb.uk.com

Sian Fountain

DDI: 0207 491 7880

E: sfountain@blb.uk.com

These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.

2nd Floor, 36 Lexington Street, London W1F 0LJ – Tel: 020 7491 7880