

PRIME E CLASS PREMISES TO LET 61 LEATHER LANE LONDON EC1

LOCATION

The premises are located in a strong trading position on the West side of Leather Lane not far from its junction with Clerkenwell Road. Both Farringdon and Chancery Lane Stations are located a short walk from the property.

Operators close by include Attendant Coffee, The Salad Kitchen, The Craft Beer Co. and Greggs.

ACCOMMODATION

The premises are laid over ground and basement floors offering the following approximate areas:

Ground Floor	605 sq/ft
Basement Floor	620 sq/ft
Total	1,225 sq/ft

RENT

£42,500 per annum exclusive.

LEASE

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

USE

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



RATES

Rateable Value : £18,250

Rates Payable : £9,198 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: ofowler@blb.uk.com

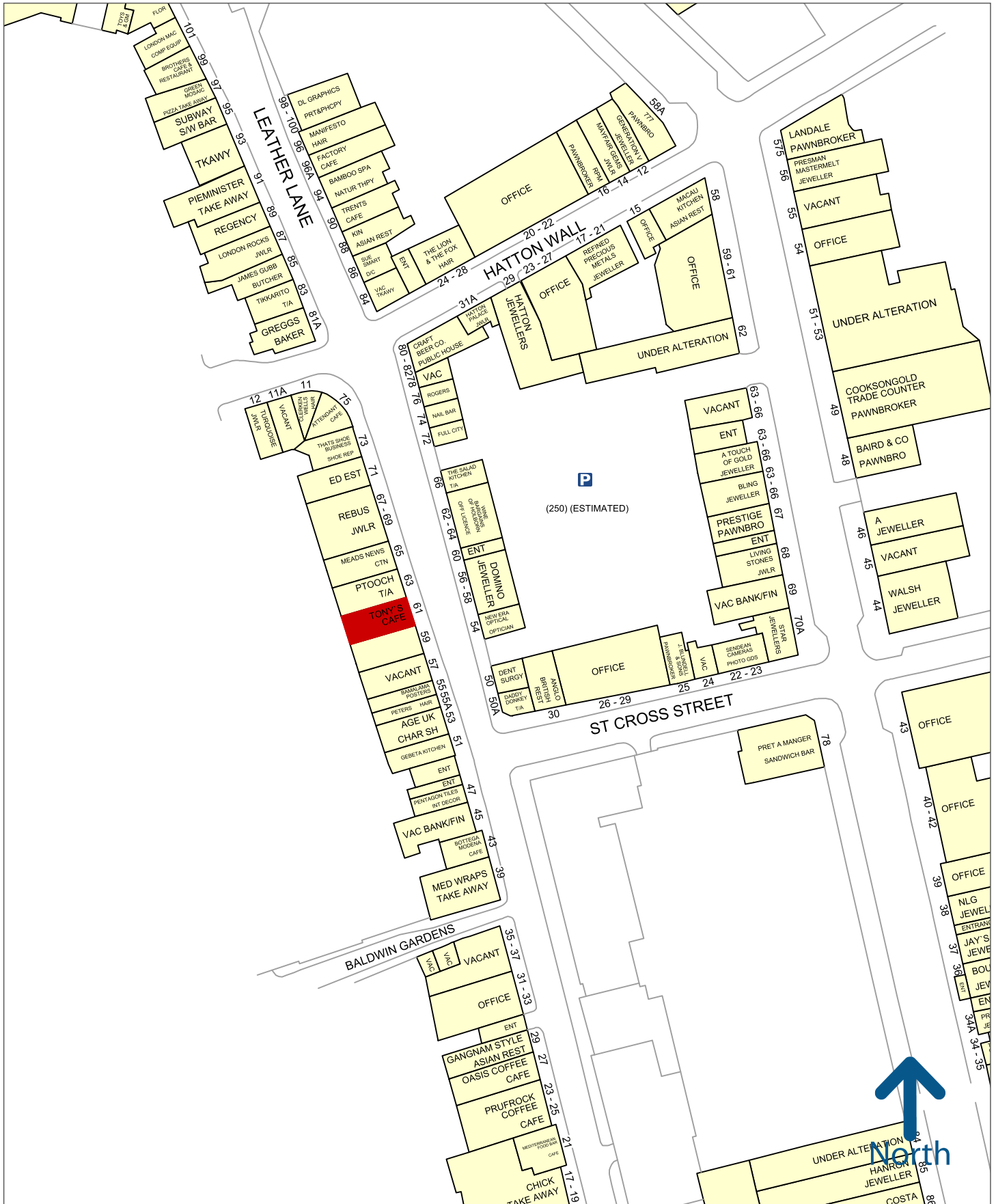
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These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.

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



50 metres

Experian Goad Plan Created: 01/11/2021
Created By: Blanchflower Lloyd Baxter



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