

PRIME CORNER PREMISES TO LET 87 Clerkenwell Road London EC1

LOCATION

The premises are located in a prominent corner position at the junction of Clerkenwell Road and Leather Lane.

Farringdon and Chancery Lane Stations are both located a short walk from the property. Operators close by include Sainsbury's, Subway, The Craft Beer Co, Attendant Coffee and numerous independent businesses on Leather Lane.

ACCOMMODATION

The corner property has an impressive frontage and is laid out over ground, mezzanine and basement floors.

Ground Floor Sales	295 sq/ft
Mezzanine Store	390 sq/ft
Basement Store	550 sq/ft
Total	1,235 sq/ft

RENT

£35,000 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 : £23,750

Rates Payable : £12,160 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

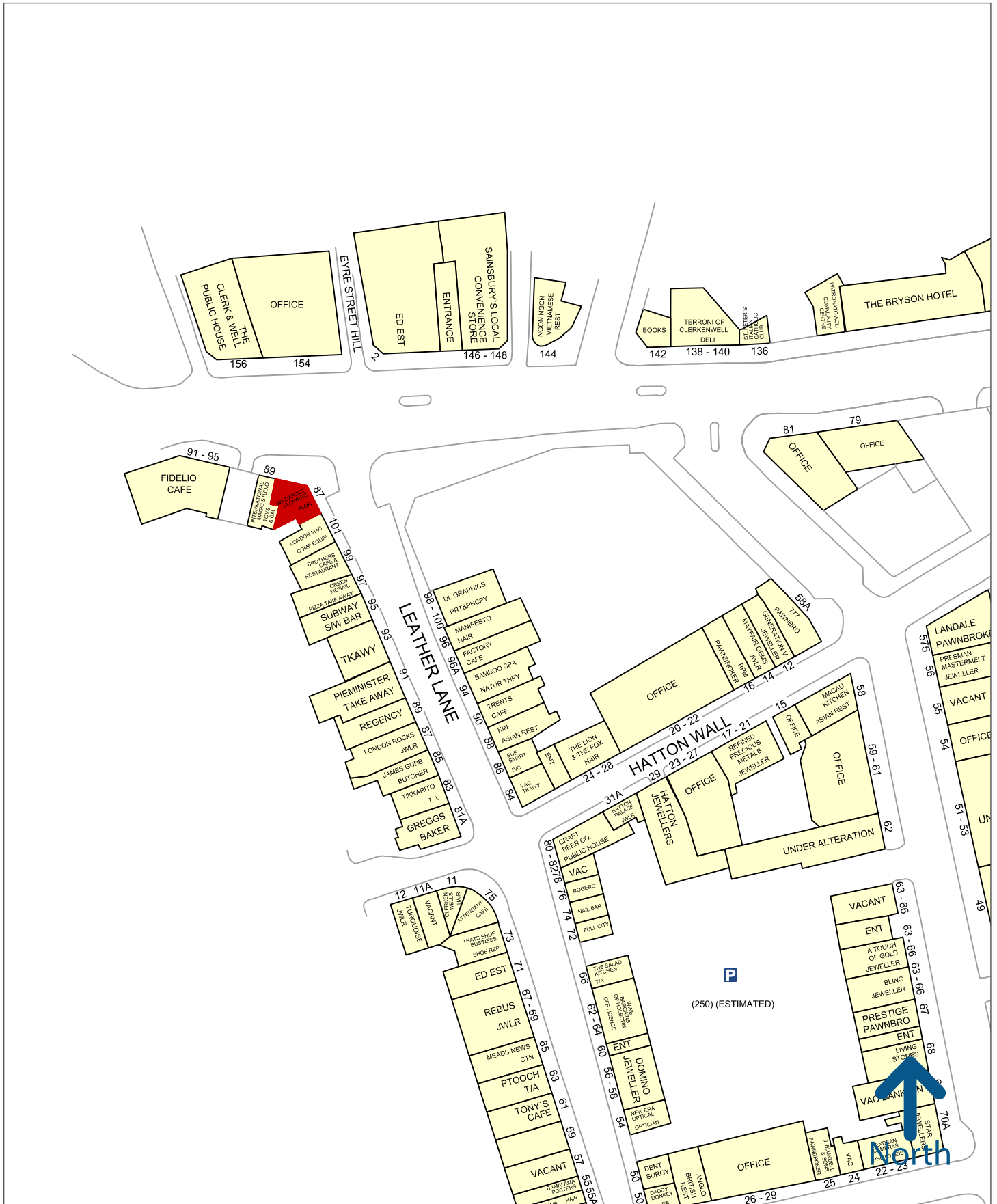
Sian Fountain

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



50 metres

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

