

PREMISES TO LET 101 LEATHER LANE LONDON EC1



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	37.75 sqm	406sq/ft
Mezzanine	36.94 sqm	398 sq/ft
Basement	88.89 sqm	957 sq/ft
Total	163.39 sqm	1,759 sq/f

RENT

£39,500 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: £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.

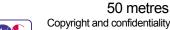
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Experian Goad Plan Created: 28/06/2023 Created By: Blanchflower Lloyd Baxter