

# PREMISES TO LET

## 101 LEATHER LANE

### 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	37.75 sqm	406sq/ft
Mezzanine	36.94 sqm	398 sq/ft
Basement	88.89 sqm	957 sq/ft
<b>Total</b>	<b>163.39 sqm</b>	<b>1,759 sq/ft</b>

#### 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.

Oliver Fowler

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50 metres

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Created By: Blanchflower Lloyd Baxter

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