

CLERKENWELL CREATIVE QUARTER

RETAIL PREMISES TO LET

123 CLERKENWELL ROAD, LONDON, EC1



LOCATION

The premises are located in a prominent position on Clerkenwell Road, close to the junction with Rosebury Avenue. The property is a short walk from both Farringdon Station and Chancery Lane station.

ACCOMMODATION

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

Ground Floor	370 sqft
Basement	432 sqft
Total Area	802 sqft

RENT

On application. Concessionary rents may be considered for operators in the creative sector.

LEASE

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

USE

A variety of retail uses within Class E will be considered.

RATES

Rateable Value	£15,750
Rates Payable 25/26	£7,859 per annum

The above figures are an estimate. Please note that rates relief may apply.

Interested parties are advised to enquire 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 solely agents, Blanchflower Lloyd Baxter:

Oliver Fowler

Email: ofowler@blb.uk.com

Mob: 07900 217 624

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