

# PRIME SHOP TO LET 123 CLERKENWELL ROAD LONDON EC1

## LOCATION

The premises are located in a good position on Clerkenwell Road, close to the junction with Roseberry Avenue. The property is a short walk away from both Farringdon and Chancery Lane stations.

Operators close by include Magma Books, Pret a Manger, Mailboxes, The London Bicycle Workshop and King of Falafal.

## ACCOMMODATION

The premises are arranged over the ground floor, offering the following approximate areas:

Ground Floor 352 sqft

## RENT

£48,000 per annum exclusive.

## LEASE

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

## USE

A variety of uses within Class E of the Use Classes Order will be considered.

## LEGAL COSTS

The incoming tenant will pay the landlord's reasonable legal fees in connection with the transaction.

## EPC

Available on request.



## RATES

Rateable Value (23/24) £32,000

Rates Payable (23/24) £15,968 per annum

The above figures are an estimate. Rates relief may apply. Interested parties are advised to enquire with the Local Authority.

## VIEWINGS:

Strictly through solely agents, Blanchflower Lloyd Baxter:

Oliver Fowler

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

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