



105 Whitecross Street, London, EC1X 8JD

Restaurant | Office and Medical Use

AREA: 305 sq.ft (28 sq.m) approx. | **RENT:** £19,500 PAX

LOCATION:

The premises is on Whitecross Street which is a thriving street market that has seen major improvements in recent years. It is busy food market (Monday – Friday) having a tremendous footfall to the location over this period. Other occupiers include Waitrose supermarket, the Barbican Centre/Cinema, CASS Business School and many offices. Old Street /Barbican tube/train stations are a short distance from the premises.

DESCRIPTION:

The property comprises of Retail (Restaurant, Office and Medical) unit arranged over Ground Floor only. The unit benefits from glazed shop frontage with a large glass door. The shop is located on busy Market Street with a good pedestrian footfall opposite Waitrose and Pret Mange with the Fortune Park situated to the rear of the rear office unit.

Regulated by:



Restaurant | Office | Medical Use TO LET



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USE CLASS: E - Commercial, Business and Service

FLOOR AREA:

FLOOR	AREA SQ.FT	AREA SQ.M
Ground Floor	305	28
TOTAL	305 sq.ft	28 sq.m

(All measurements are approx. on a NIA basis)

AMENITIES:

- Busy Market Street
- Affluent area of Barbican
- Glazed Frontage
- Good Pedestrian Footfall
- Office Location
- Toilet and Kitchen Facilities
- Opposite Waitrose | Pret
- Flexible

TERMS:

A new Full Repairing and Insuring Lease available

RENT: £19,500 PAX

RATES PAYABLE: Each party is advised to contact the relevant local council.

VAT: Not applicable (TBC).

SERVICE CHARGE: To be confirmed.

EPC: The property has been independently assessed and certified as falling within Band . A copy of the EPC is available upon request.

LEGAL COSTS: Each party to be responsible for their own legal costs.

CONTACT:



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