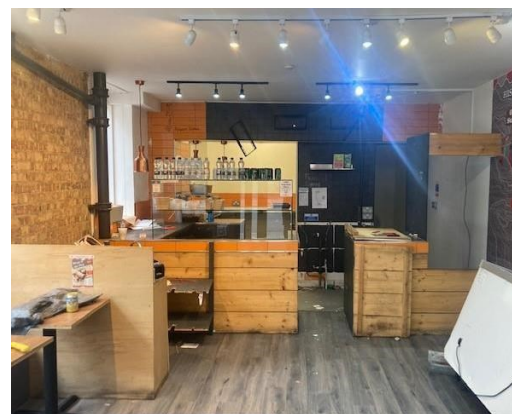


Retail | Medical | Office (E Class) TO LET



42 Old Street, Clerkenwell, EC1V 9AE

Retail | Medical | Office Unit Available (E-Class)

AREA: 759 sq.ft (71 sq.m) approx. | **RENT:** £30,000 PAX

LOCATION:

The property is located on Old Street in a prominent position. Transport links for the premises are excellent, with numerous routes running through Old Street, as well as Barbican Underground Station only 0.3 miles from the property and Old Street Underground Station only 0.4 miles. The surrounding area hosts a number of retailers, restaurants, bars and is popular with creative and media industries.

DESCRIPTION:

The property is a well-configured takeaway/restaurant/pop-up unit that is arranged over ground and basement floors. The unit benefits from a glazed frontage onto Old Street. The previous tenant was Aranchini.

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42 Old Street, Clerkenwell, EC1V 9AE

USE CLASS: E - Commercial, Business and Service

FLOOR AREA:

FLOOR	AREA SQ.FT	AREA SQ.M
Ground Floor	378	35
Basement	381	35
TOTAL	759 sq.ft	71 sq.m

(All measurements are approx. on a NIA basis)

AMENITIES:

- Prime Location
- Near Old Street and Barbican station
- Glazed Frontage
- Great restaurants and cafes nearby
- Corner Unit

TERMS:

A new Full Repairing and Insuring Lease.

RENT: £30,000 PAX

RATES PAYABLE: Rateable Value estimated to be £23,500. 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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Please note that as from 1st September 2020 the Use Classes Order has been re-defined and offices will be classified within use class E (commercial, business and services), which includes retail, restaurants, offices, light industrial, medical, indoor sport and nurseries/creches. None of the above uses would require

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Retail | Medical | Office (E Class) TO LET



planning permission for change of use. For other uses prospective tenants should make their own enquiries regarding specific occupational requirements or uses. Please note that the above planning changes have only recently been announced and our understanding is that these may be subject to change in due course.
August 2020



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