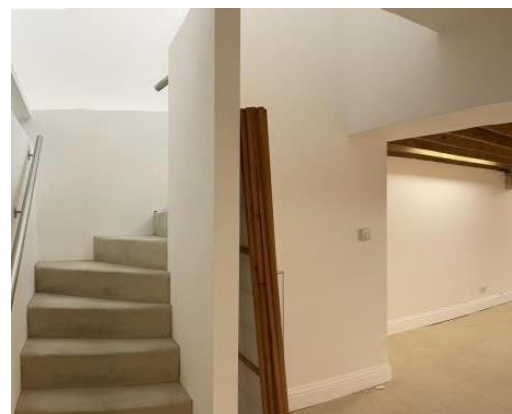


TO LET

**goodsir**  
COMMERCIAL



## 207 Whitecross Street, London, EC1Y 8QP

### Ground Floor and Basement - Retail | Medical | Office Use (E Class)

AREA: 1,276 sq.ft (119 sq.m) approx. | RENT: £22,500 PAX

#### LOCATION:

The premises is on Whitecross Street which is a thriving well known 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 with weekend trade improving. Other occupiers include Waitrose supermarket, the Barbican Centre/Cinema, CASS Business School and many offices. Old Street /Barbican/Moorgate 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 and Basement. The unit benefits from glazed shop frontage with a side access glass door (could be designed to have direct street access). The shop is located on busy Market Street with a good pedestrian footfall nearby occupiers. St Luke's Church and Easy Hotel with the Fortune Park situated nearby. The sale of food (hot or cold) is not allowed for this property.

Regulated by:



## 207 Whitecross Street, London, EC1Y 8QP

**USE CLASS:** E - Commercial, Business and Service

### FLOOR AREA:

FLOOR	AREA SQ.FT	AREA SQ.M
Ground Shop	339	31
Basement Shop	937	87
<b>TOTAL</b>	<b>1,276 sq.ft</b>	<b>119 sq.m</b>

(All measurements are approx. on a NIA basis)

### AMENITIES:

- No Business Rates
- Low Outgoing Costs
- Busy Pedestrian Location
- Newly decorated
- Secure/self-contained flexible Unit
- Good Mix of Retailers
- High Residential & Office Population
- 7 Days a Week Trade

**TERMS:** An assignment of the existing lease which has approx 2 years to run or a new FRI lease direct from the landlord.

**RENT:** £22,500 PAX      **RATES PAYABLE:** No Business Rates Payable/ please check with the local authority to confirm.

**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.

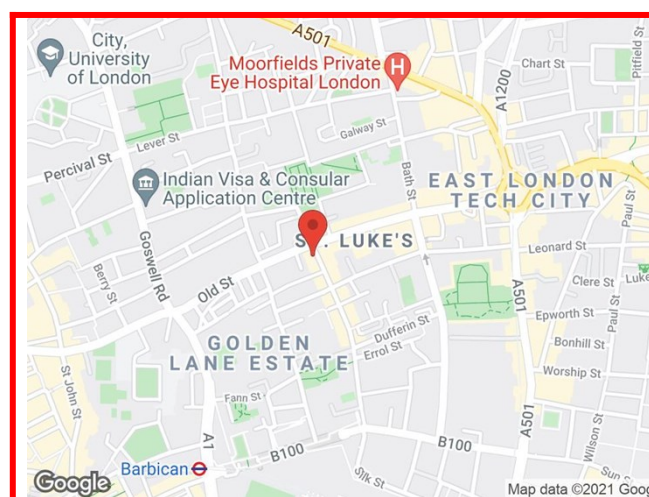
### CONTACT:



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paulgoodsir@goodsircommercial.co.uk



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 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

Regulated by:



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