

TO LET

Retail (A1) premises in Farringdon, EC1



255 sq. ft. (23.6 sq. m) approx. NIA

9-10 Domingo Street, London EC1Y 0TA

- Commercial Property Agency
- Property Investment Consultants
- Surveyors • Managing Agents
- Residential Lettings

LOCATION

The property is located at the junction of Clerkenwell Road and Saffron Hill. The property benefits from being located in an area with a good mixture of residential and commercial properties. Pret a Manger is located at the bottom of the road, whilst a new hotel is about to be opened across from the property. Sainsbury's is also circa 80 metres from the property.

DESCRIPTION

The property is arranged over ground floor only and has the following Net Internal Area:

Size: (all measurements are approximates)

Floor:	Sq Ft	Sq M
Ground:	255 sq. ft.	23.6 sq. m
Total:	255 sq. ft.	23.6 sq. m

TERMS

The property is available by way of an assignment of the current tenant's lease, which is inside the Landlord and Tenant Act 1954 and is due to expire in 2022. The current passing rent is **£15,000 per annum exclusive, with a set increase to £17,000 per annum exclusive in 2017 until the end of the lease.**

PREMIUM

Offers are invited for the fixtures, fittings and goodwill.

USE CLASS

We understand the property has retail (A1) use class.

VAT

The premises are not elected for VAT

BUSINESS RATES

All interested parties are advised to make their own enquiries with the London Borough of Camden.

LEGAL COSTS

The in-going tenant will be responsible for the assignor and landlord's full legal costs.

EPC

EPC is available on request

VIEWING

Strictly by appointment through the assignor's Joint Sole Agent's:

**Goodsir Commercial Limited
Or Stirling Ackroyd.**

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