

FOR RENT

Retail (A1) Premises on Coldharbour Lane



Size: 1,656 Sq. Ft (153.9 Sq. M)
Approx. GIA

9-10 Domingo Street, London EC1Y 0TA

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

LOCATION

The property is located on the North Side of Coldharbour Lane, at the junction with Loughborough Road. The local area is a mixture of commercial and residential properties and benefits from excellent transport links, with various bus routes along Coldharbour Lane, as well as Loughborough Junction station being located approximately 50 metres from the property.

DESCRIPTION

The retail unit is arranged over the ground floor with access from Coldharbour Lane and Rathgar Road. The unit will be left in shell and core condition with capped services and benefits from the following gross internal areas:

Floor:	Sq Ft	Sq M
Ground Floor:	1,656 sq. ft	153.9 sq. m
Total:	1,656 Sq Ft	153.9 Sq M

N.B. Measurements have been taken off plan and all parties should make their own enquiries.

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TERMS

The premises are available by way of a new full repairing and insuring lease for a term by arrangement at a **rental of £47,500 per annum exclusive.**

USE CLASS

The premises currently have retail (A1) use class.

VAT

To be confirmed.

BUSINESS RATES

All interested parties are advised to make their own enquiries.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

EPC

EPC is available on application

VIEWING

Strictly by appointment through the Landlords Sole letting Agents