

TO LET

GROUND  
FLOOR  
RETAIL UNIT

44 AMWELL STREET

LONDON EC1R 1XS



366 SQ FT (34.00 SQ M)



9-10 Domingo Street, London EC1Y 0TA

- Chartered Surveyors • Commercial Property Agents
- Property Investment Consultants

Regulated by:



Email: [www.goodsircommercial.co.uk](http://www.goodsircommercial.co.uk). Tel: 0207 566 6455

**LOCATION**

This premises is located on the corner of Amwell Street and River Street, within close proximity of both Kings Cross and Angel and Farringdon stations. The property is close to the many restaurants and amenities of Exmouth.

Amwell Street has over the last number of years become a location for boutique retailers and has a large amount of commercial and residential properties located in the vicinity.

**DESCRIPTION**

The property is arranged over the ground floor and has the following approximately net internal floor areas:

**Size (All measurements are approx on a NIA basis)**

Floor:	Sq Ft	Sq M
<b>Ground Floor:</b>	<b>366 sq. ft</b>	<b>34.00 sq. m</b>
<b>Total:</b>	<b>366 Sq Ft</b>	<b>34.00 Sq. M</b>

**TERMS**

The premises are to be made available on a new Full Repairing and Insuring lease for a term of 15 years with 5 yearly rent reviews. Quoting rent is £20,000 pax.

**USE CLASS**

Retail A1 use class. No food use will be permitted.

**SERVICE CHARGE**

To be confirmed.

**VAT**

This premises is not elected for VAT.

**BUSINESS RATES**

All interested parties are advised to make their own enquiries.

**LEGAL COSTS**

Landlord's solicitors costs to be covered by ingoing tenant.

**EPC**

EPC is available on request.

**VIEWING**

Viewings directly through the Landlords Sole Agent:

**Goodsir Commercial Ltd.**

**Goodsir Commercial Ltd. 9-10 Domingo Street, London EC1Y 0TA Registered in England: 4845267**

Misrepresentation act: Goodsir Commercial Ltd. for themselves and the vendors or landlords/lessors of the property for whom they act, give notice that: 1. Prospective purchasers or tenants are strongly advised to check these particulars, including any fixtures and fittings expressed to be included in the sale or lease by making inspection of the property. Also they should make all necessary enquiries with Goodsir Commercial Ltd., the vendor or the landlord/lessor, the vendor's or the landlord's/lessor's professional advisors and all other appropriate authorities and other relevant bodies. Prospective purchasers or tenants must satisfy themselves as to the correctness of these particulars. No warranty or undertaking is given in respect of the accuracy of these particulars, dimensions, measurements or descriptions mentioned therein. 2. Prospective purchasers or tenants will be deemed to have made all necessary searches and enquiries. 3. Any plans shown in these particulars are to enable prospective purchasers or tenants to locate the property. The plans are photographically reproduced and therefore are not to scale except where specifically stated. The plans are not intended to depict the interest to be disposed of. Any street plans are reproduced with the consent of Goad Cartographers Limited. Location plans are based on Ordnance Survey maps with the sanction of the controller of H M Stationery Office. Crown Copyright Reserved. 4. The particulars are not intended to form any part of an offer for sale or lease or contract for sale or lease. The only representations warranties undertaking and contractual obligations to be given or undertaken by the vendor or landlord/lessor are those to be contained and expressly referred to in the written contract for sale or agreement for lease or lease between the vendor or landlord/lessor and a purchaser or tenant. 5. All terms quoted are exclusive of Value Added Tax unless otherwise stated. 6. The vendor/lessor does not make or give, and neither Goodsir Commercial Ltd., nor any person in the employ of Goodsir Commercial Ltd., has my authority to make or give any representation or warranty whatsoever in relation to this property. 7. Nothing in these particulars shall be deemed a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.