

TO LET

PROMINENT
A5 RETAIL
UNIT ON OLD
STREET

40 OLD STREET

LONDON EC1V



655 SQ FT (60.84 SQ M)



9-10 Domingo Street, London EC1Y 0TA

- Chartered Surveyors • Commercial Property Agents
- Property Investment Consultants

Regulated by:



Email: www.goodsircommercial.co.uk. Tel: 0207 566 6455

LOCATION

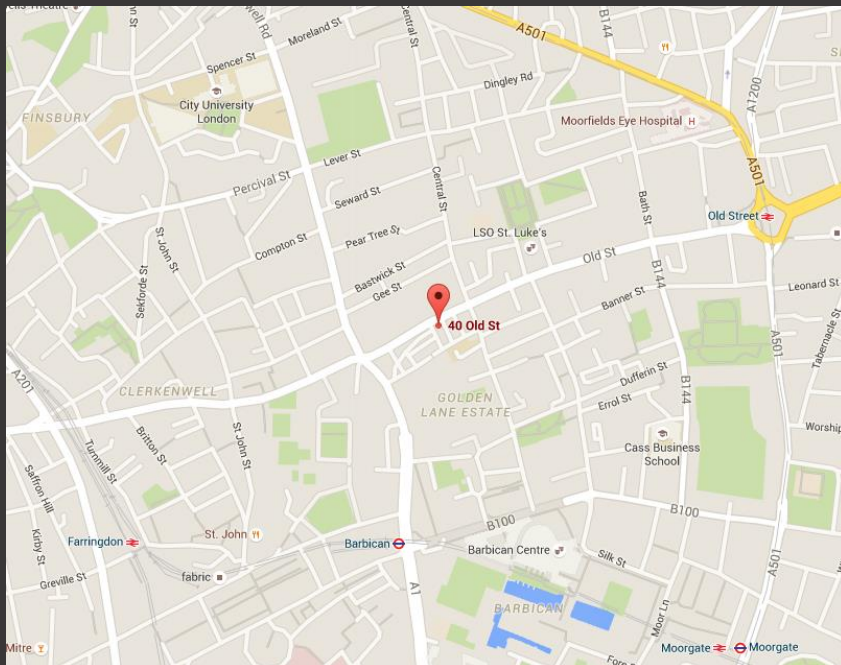
The property is located on Old Street in a prominent position. Transport links for the premises are excellent, with numerous routes running through Old Street, as well as Barbican Underground Station only 0.3 miles from the property and Old Street Underground Station only 0.4 miles. The surrounding area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

DESCRIPTION

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

Floor:	Sq Ft	Sq M
Ground:	431 sq. ft	40.03 sq. m
Basement:	224 sq. ft	20.81 sq. m
Total:	655 Sq Ft	60.84 Sq. M

Size (All measurements are approx on a NIA basis)

**TERMS**

The premises are available by way of an assignment of the current tenant's head lease of 12 years, with 10 years remaining. The passing rent is £23,000 per annum exclusive.

Premium: Offers invited.

USE CLASS

Use class A5 with a license to trade until 2am.

SERVICE CHARGE

To be confirmed.

VAT

To be confirmed.

BUSINESS RATES

All interested parties are advised to make their own enquiries.

LEGAL COSTS

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

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

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