



90 Leather Lane, London,

- Premises:** Ground Floor and Basement
- Area ft²:** 1,113
- Rent £/ft²:** £31
- Rent PA:** £34,750
- Use Class:** A1 - Shops
- Rates:** We advise interested parties to make their own enquiries to the London Borough of Camden.
- Legal Costs:** Each party to cover their own legal costs incurred in this transaction.
- Terms:** The property is available by way of assignment of the existing FRI lease of 15 years from 21st November 2005. Current rent is set at £34,750 per annum exclusive until the end of term date of 20th November 2020. The lease is protected within the Landlord and Tenant Act 1954. We are quoting offers in excess of £65,000 for the premium.
- VAT:** TBC
- Service Charge:** TBC
- EPC:** Available upon request.
- Viewing:** Strictly by appointment only.

Mark Pearse
0207 566 6457
markp@goodsircommercial.co.uk

Location:
The shop is situated on the east side of Leather Lane, which runs parallel to Hatton Garden in the Holborn/Clerkenwell area of London. Leather Lane is a busy retail pitch with passing trade being provided by the daily market. Transport facilities are good with Farringdon British Rail (Thameslink) and London Underground station (Metropolitan, Circle and Hammersmith and City lines) and Chancery Lane tube station approximately 0.2 miles from the property.

Description:
The current tenant is trading as TRENTS café which offers a independent Italian Coffee to loyal customers. It is a popular breakfast and lunch time A1 cafe and serves sandwiches, soups, salads and some lightly cooked food within that class. We understand that the market stall pitch seen in the photos is not transferable and therefore we advise interested parties make their own inquiries to the council.

Floor	Sq Ft	Sq M
Basement	524	49
Ground Floor	589	55
Total	1,113	103

(All measurements are approx. on a NIA basis)

9-10 Domingo Street, London, EC1Y 0TA Tel: 020 7566 6455
Email: info@goodsircommercial.co.uk Find us at www.goodsircommercial.co.uk

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