


# SHOP TO LET

73 Farringdon Road, Clerkenwell, London, EC1M 3JQ



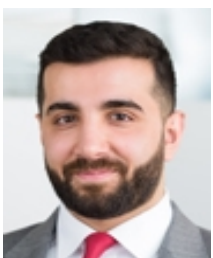
 **RENT** £39,500 PA / £32 PSF

 **SIZE** 1250 Sq Ft / 116.1 SQM

 **FLOOR(S)** Ground Floor

 **AVAILABLE** Immediately

- Prime location
- Double aspect
- Good natural light
- Walking distance from stations
- Good passing trade



## CONTACT

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## THE SPACE

Prime corner shop unit to let on the corner of busy Farringdon Road and St Cross Street leading to Hatton Garden. The accommodation consists of space on both the ground floor and basement and the double aspect frontage benefits from frosted glazing.

## LOCATION

The property is well located on Farringdon Road (the A201), near to the junction with Clerkenwell Road and also near to Hatton Garden.

## NEARBY

Farringdon rail and London Underground stations are within a very short walking distance.



## USE

A1 - Shop.

## LEASE

Lease outside Landlord & Tenant Act 1954.

## DEPOSIT

month Rent Deposit which accrues interest and returned to the tenant at expiry of the term.

## SERVICE CHARGE

The annual budget appears to be £3,267.60 for the year ending March 2019.

## BUSINESS RATES

Payable to Camden Council. The rateable value appears to be £34,500. This is NOT the amount payable. Please rely on your own confirmation with the council as you will pay them directly and you may qualify for a discount.

## BUILDINGS INSURANCE

You would be liable for approx. 20.09% of the whole buildings folio which reflects £1,087.83 for year ending December 2019.

## FEES

One-off administration fee of £1,500 ex VAT.

## VAT

This property is NOT subject to VAT.

## LEGAL COSTS

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

## EPC

**D91**

These details were updated on 02/09/2019