



PER ANNUM

£55,000 Per Annum

Old Street

London, EC1V 9BS

LOCATION

Welcome to this charming retail property located in the heart of Old Street, Clerkenwell, EC1V. This 945 sq ft space offers a fantastic opportunity for those looking to establish or expand their business in a vibrant and bustling area of London.

Situated in a prime location, this property benefits from high foot traffic and excellent visibility, making it ideal for attracting customers and increasing brand exposure. The surrounding area is known for its trendy cafes, boutique shops, and creative atmosphere, providing the perfect setting for a retail business to thrive.

DESCRIPTION

The property occupies the ground floor and lower ground floor of this mid-terrace building. The property was most recently occupied by an IT consultancy and nail salon in the basement. The main office area is located at the front with a WC and Kitchenette at the rear of the ground floor. The Basement benefits from 2x treatment rooms and a waiting area. With its generous square footage, there is ample space to showcase your products or services in a stylish and inviting manner. The layout of the property allows for flexibility in design, giving you the freedom to create a unique and engaging environment for your customers.

ACCOMMODATION

Gross Internal Area: 945 Sq ft (87.8 Sq M)

AMENITIES

Floor to ceiling glass window display

WC

Strip lighting

Kitchenette

TERMS

New Full Repairing and Insuring Lease, terms to be negotiated.

Business Rates

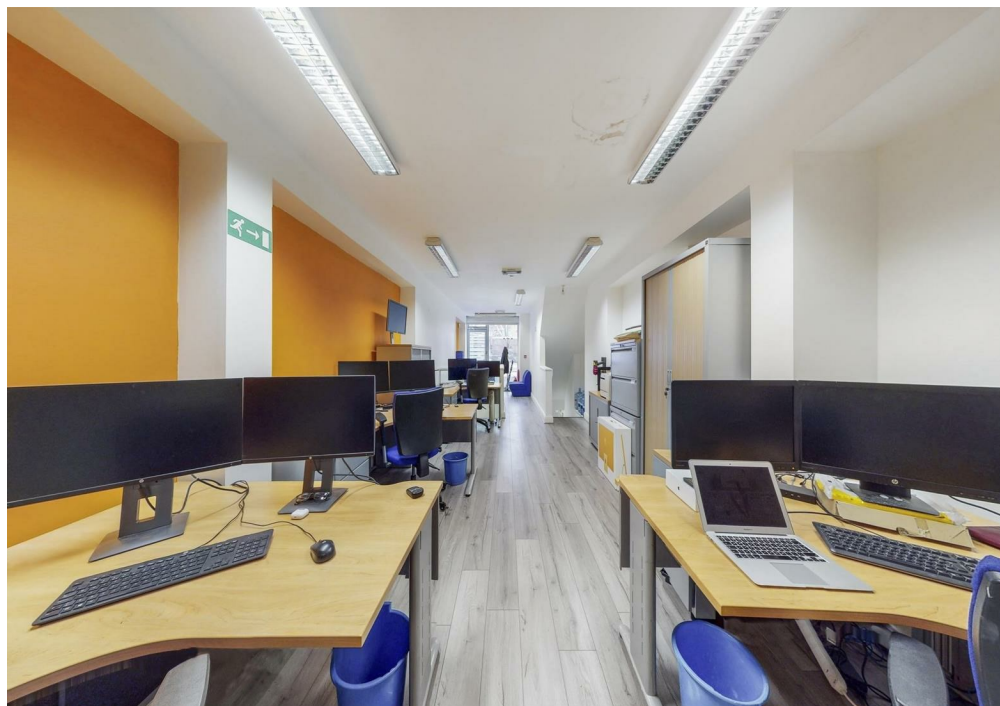
Parties are advised to make their own enquires with the local authority.

LEGAL COSTS

Each party bear own legal costs.

VIEWING

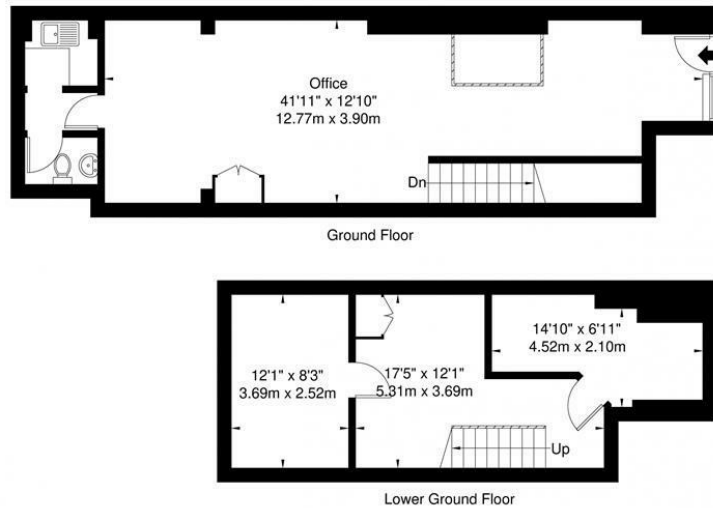
Strictly by appointment through Peach Properties





Old Street, EC1V 9BS

Approx. Gross Internal Area = 87.8 sq m / 945 sq ft



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A	88	88	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
		EU Directive 2002/91/EC	
			

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Ref

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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OFFICE ADDRESS

88 Cheshire Street
London
E2 6EH

OFFICE DETAILS

0207 739 6969
info@peachproperties.com
www.peachproperties.com