

PROPERTY PARTICULARS

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Property Consultants
& Estate Agents

TO LET

1,100 SQ FT

FULLY FITTED , GROUND FLOOR MEDICAL UNIT

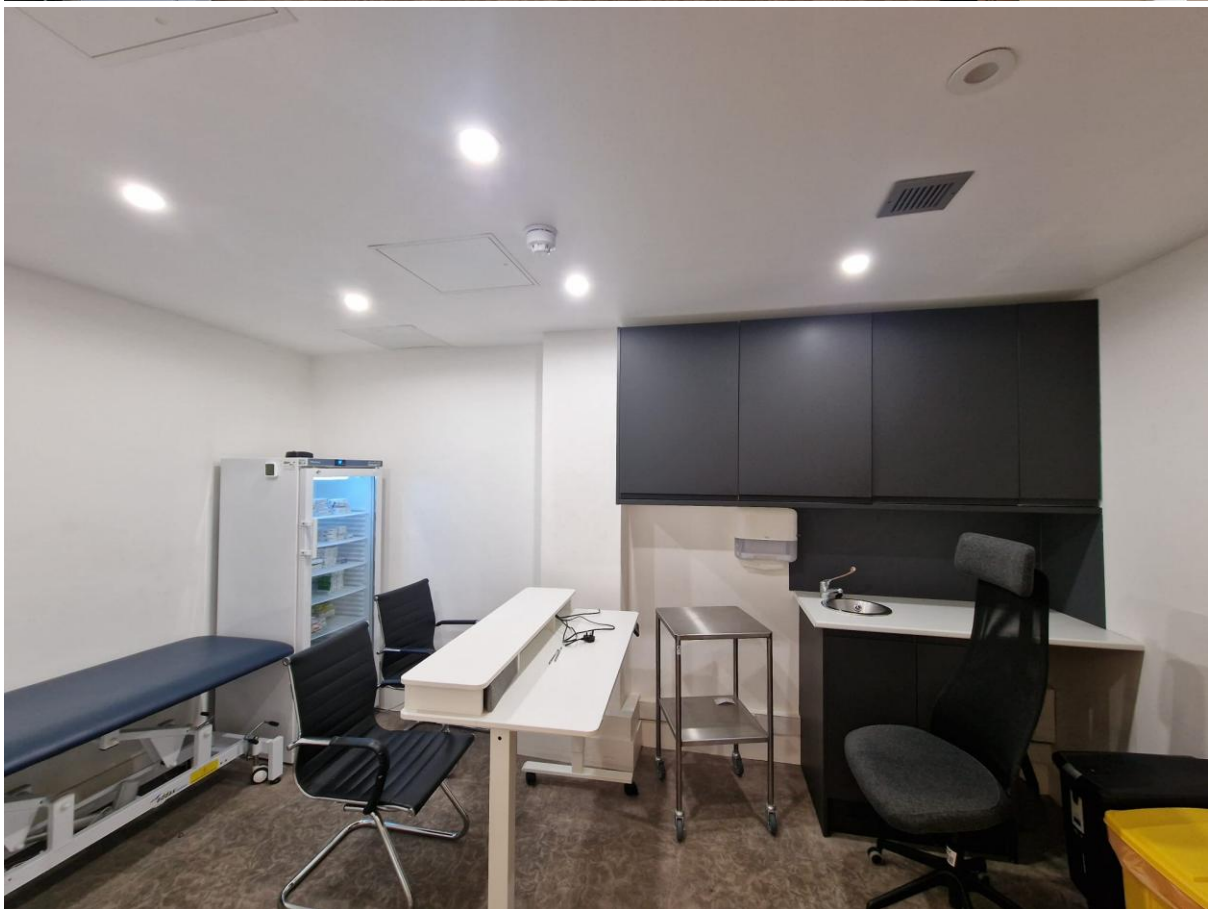


MAY SUIT OTHER USES WITHIN CLASS E

16 CITY ROAD, LONDON EC1Y 2AA

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16 CITY ROAD, LONDON EC1Y 2AA

LOCATION

The premises are situated on the west side of City Road very close to Finsbury Square and the HAC ground. Old Street station (Northern line) and Moorgate station (Circle, Hammersmith & City and Metropolitan lines) are just a 5 minute walk from the premises. The premises is in a good trading pitch opposite a busy Travelodge Hotel, Tesco and Pret a Manger. A number of large office buildings and residential developments are in the immediate vicinity too.

DESCRIPTION

The premises comprises an open plan ground floor unit previously used as a private medical centre. The premises has been newly fitted out to high specification and benefits from street access, fully glazed frontage, 3 metres+ floor to ceiling height, a large reception area, 3 consultation rooms, sanitation room, office, kitchenette, ample storage and WC. We understand the premises is fully CQC compliant. Interested parties are advised to confirm this.

ACCOMMODATION <i>(all measurements are approx.)</i>	1,100 sq ft/102.19 sqm
AMENITIES	<ul style="list-style-type: none">* Fully fitted private medical unit* CQC compliant space* Shop front* Busy City location* 3 metre+/10ft floor to ceiling height* Air conditioning* 3 large consultation rooms* WC* Ample storage* VAT not applicable
RENT	£80,000 PAX
BUSINESS RATES	We understand business rates payable per annum is £21,276. Interested parties are advised to obtain confirmation of this amount from Islington council.
SERVICE CHARGE	Tbc
LEASE	A new lease is available directly from the Landlords on terms to be agreed by negotiation.
EPC	C62/E103

VIEWING

Through Sole Agent
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