

PROPERTY PARTICULARS

One St. John Street | Smithfield | London | EC1 M4AA
Tel: 020 7251 9226 | Fax: 020 7253 7480 | agency@jarviskeller.co.uk

Property Consultants
& Estate Agents

TO LET



FITTED CAFÉ/RETAIL/CLASS E UNIT

WITH PREMISES LICENSE

90 LEATHER LANE, LONDON EC1N 7TT

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LOCATION	The property is prominently situated on the east side of Leather Lane occupying a busy trading position and close to the junction with Clerkenwell Road. Farringdon station (Elizabeth, Circle, Hammersmith and City and Metropolitan lines and National Rail services) and Chancery Lane station (Central line) are both within a five minute walk.	
DESCRIPTION	The property comprises a ground floor and basement retail unit within an attractive period building. The premises have been newly fitted out for café use and benefit from large customer area to the front of the shop, attractive long counter with built in sink, fitted display shelving, wooden flooring, Daikin air conditioning system, Mechanical Ventilation with Heat Recovery system (MVHR), kitchen (electric cooking) with extraction, 3 phase power, large basement trading area, WCs and ample storage.	
LICENSING	The premises benefit from an alcohol licence - Monday to Saturday (12.00 to 18.00, no vertical drinking). Copy available upon request.	
AREA <i>(all measurements are stated approx.)</i>	Ground floor	545 sq ft
	Basement	529 sq ft
	TOTAL	1,074 sq ft
	Frontage	15ft
	Shop depth	45ft
ANNUAL RENT	£45,000 per annum exclusive.	
RATES	We understand business rates payable are approx. £12,600 per annum for the 2025/26 year of assessment, however 40% relief is currently available under the Retail, Hospitality and Leisure Scheme. Interested parties are advised to confirm this with Camden council and to also check rates payable for 2026/2027 year of assessment and any relief.	
VAT	Not applicable	
EPC	B/28	
VIEWING	Through sole agent	
	JARVIS KELLER	020 7251 9226
	john@jarviskeller.co.uk	07876 245 302