

PROPERTY PARTICULARS

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Property Consultants
& Estate Agents

TO LET 43 LEATHER LANE, LONDON EC1N 7TJ



RETAIL PREMISES 533 SQ FT

**** NEW LEASE, NO PREMIUM ****

Information is given in relation to the property and is believed to be correct but we do not guarantee its accuracy. Information supplied by our client is passed on in good faith and we do not independently check it. Measurements are approximate only. We do not check services or legal or title matters. We do not warrant that necessary permissions exist. You must satisfy yourself about the accuracy of all Information and that the property and the terms meet your requirements by your own inspection and investigations.

representatives
to be relied on as



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LOCATION	<p>The property is prominently situated on the west side of Leather Lane occupying a busy trading position and opposite the junction with St Cross Street.</p> <p>Hatton Garden and the ever popular Leather Lane street food market provides excellent footfall. Farringdon and Chancery Lane stations are within a five minute walk.</p>	
DESCRIPTION	<p>The property comprises an open plan ground floor retail shop. The premises has excellent floor to ceiling height of approx. 3 metres and good natural light. The property will benefit from 3 phase power.</p>	
TENURE	<p>A new lease is available direct from the Freeholder.</p>	
AREA <i>(all measurements are stated approx.)</i>	Ground floor	533 sq ft / 49.52 sqm
ANNUAL RENT	<p>£35,000 per annum exclusive</p>	
BUSINESS RATES	<p>To be assessed.</p>	
VAT	<p>The property is elected for VAT – VAT will be charged by the Landlord on outgoings.</p>	

PERMITTED
USER

Ground floor – Class E use

EPC

Upon application

VIEWING

Through sole agents

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