

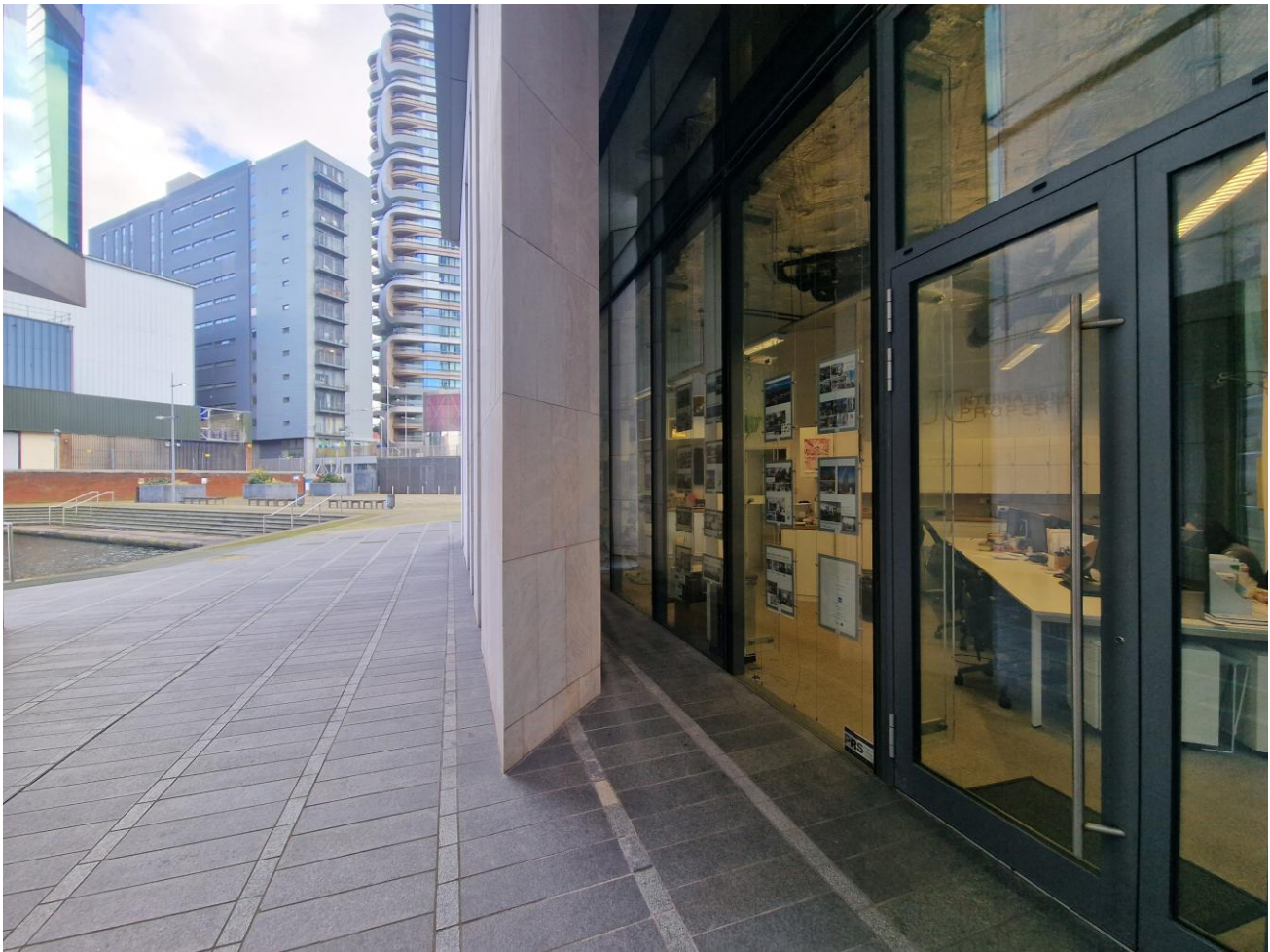
PROPERTY PARTICULARS

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Tel: 020 7251 9226 | Fax: 020 7253 7480 | agency@jarviskeller.co.uk

Property Consultants
& Estate Agents

TO LET

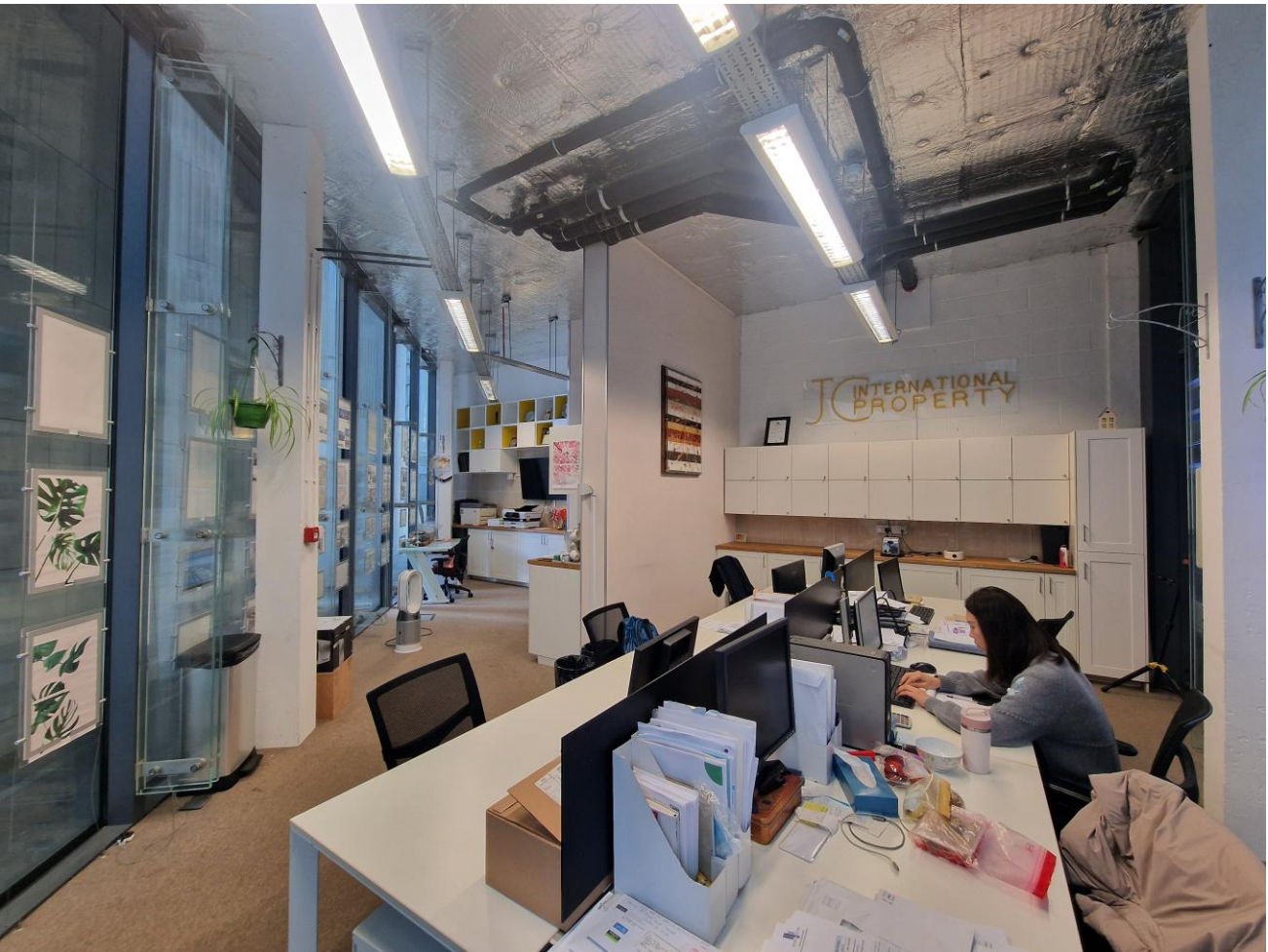
500 SQ FT RETAIL/CAFÉ/OFFICE/LEISURE



NEAR OLD STREET & THE ANGEL, ISLINGTON

**UNIT B, CHRONICLE TOWER 261B, CITY ROAD,
LONDON EC1V 1AJ**

Information is given only on the following basis. 'Information' means these details and any other information, verbal or in writing, which we give you or your representatives in relation to the property or the transaction. Information does not form part of any offer or contract. These particulars are a general outline only and cannot be relied on as statements of fact. Information 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.







UNIT B, CHRONICLE TOWER 261B, CITY ROAD, LONDON EC1V 1AJ

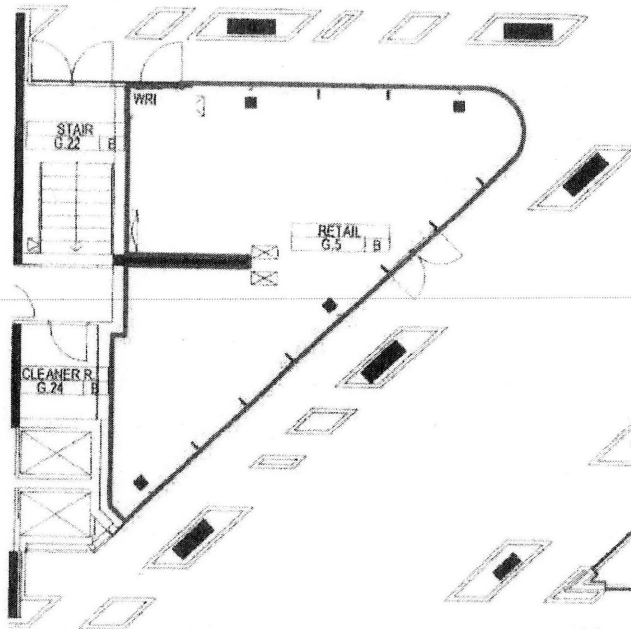
LOCATION	The property is situated to the rear of a prestigious Mount Anvil development, the Lexicon Building, in Chronicle Tower, almost equidistant between Old Street station (Northern line and National Rail) and Angel station (Northern line). The City Road Basin, Regent's Canal is adjacent to the unit and Graham Street Park is a moments' walk, offering fantastic outdoor amenity.	
DESCRIPTION	Comprising an attractive, open plan ground floor unit, the premises benefits from fully glazed frontage, 4 metres floor to ceiling height, kitchenette and WC.	
AREA	500sq ft/46.45 sqm	
	<i>All areas stated approx. NIA</i>	
AMENITIES	<ul style="list-style-type: none">* Desirable location* Fitted out* Good natural light* Kitchenette	<ul style="list-style-type: none">* 4 metres floor to ceiling height* Fully glazed frontage* Prestigious development* WC
USE	Retail/café/office/leisure	
RENT	£23,000 PAX	

BUSINESS RATES	<p>We understand the Rateable value of the property is £17,750. This is NOT the business rates that you pay.</p> <p>You pay rates based on the uniform business rates percentage, reduced to 38.2% for retail, hospitality and leisure users from 1st April 26. We understand rates payable is therefore £6,781 per annum from this date.</p> <p>Interested parties are advised to make their own enquiries to verify this information.</p>
SERVICE CHARGE	Tbc.
VAT	The property is VAT elected - VAT is charged by the Landlord on outgoings.
EPC	Upon application
LEASE	A new lease is available by arrangement, direct from the Landlord, on terms to be agreed by negotiation.
VIEWING	Strictly by appointment through sole agent

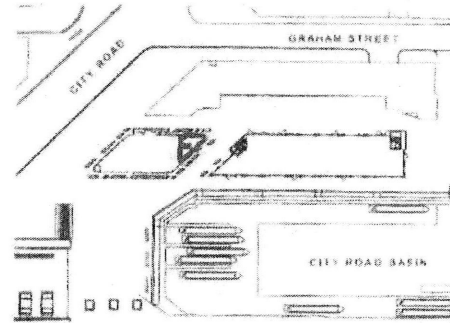
JARVIS KELLER **020 7251 9226**
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KEY
UNIT DEMISE

RETAIL UNIT B
CHRONICLE TOWER
261B CITY ROAD
EC1V 1AJ



SCALE 1:100



SCALE 1:1250

Handwritten signature:
N. K. A.

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Prepared by S. HARRIS FOR CHRONICLE

Pages
361 CITY ROAD
LONDON

Block B Retail Unit
CONVEYANCE
PLAN

Site	PARCEL NO. 43	Plan No.	GA. 110
Date	APRIL 1943	Drawing	
Project Name	261 CITY ROAD, LONDON	Block	B