

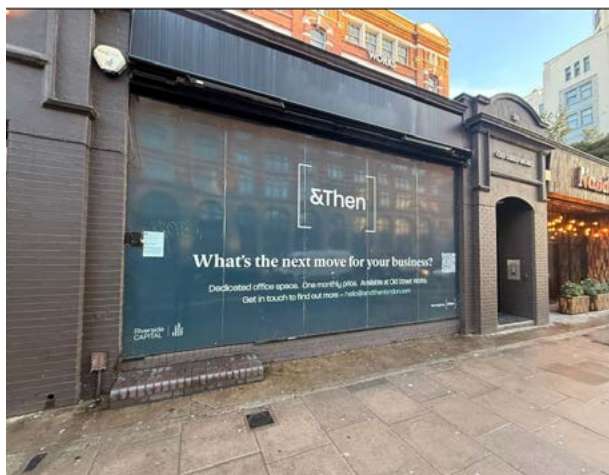
201 City Road, London EC1V 1JN

Restaurant/Retail Opportunity Close to Old St Roundabout - 2,500 Sq.Ft.



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## The Property

Forming part of Old Street Works, a beautifully re-imagined Edwardian Building, approx 5 minutes walk from Old Street Station (Northern Line & National Rail Services), the subject premises comprise a restaurant opportunity with full extraction.

Internally, the property has been partially stripped out, with capped off services in the kitchen and WCs, with some restaurant seating and other features still in situ. The unit benefits from good ceiling height and glazed frontage onto City Road.

Nearby occupiers include Nando's, Wagamama's, Bone Daddies, Atis, Pret a Manger, Itsu, Sainsbury's & Pizza Union.

## Accommodation

The premises is arranged over ground floor only and comprises the following approximate gross internal floor area(s):

| Floor        | sq ft        | sq m       |
|--------------|--------------|------------|
| Ground       | 2,500        | 232        |
| <b>Total</b> | <b>2,500</b> | <b>232</b> |

## Tenure

The property is available by way of a new fully repairing and insuring lease for a term to be agreed, subject to upwards only rent reviews every 5 years as appropriate.

Lease to be contracted outside of the security of tenure provisions of the Landlord & Tenant Act 1954 (Part II), as amended.

## Rent

£92,500 per annum exclusive.

## Business Rates

As per the Valuation Office Agency, the subject property needs to be revalued for rating purposes for retail or restaurant use, which will occur after occupation.

Interested parties are advised to make their own enquiries with the London Borough of Hackney Council.

## EPC

Certificate available upon request.

## Further Information & Viewing

Viewings are by appointment via sole agents Levy Real Estate

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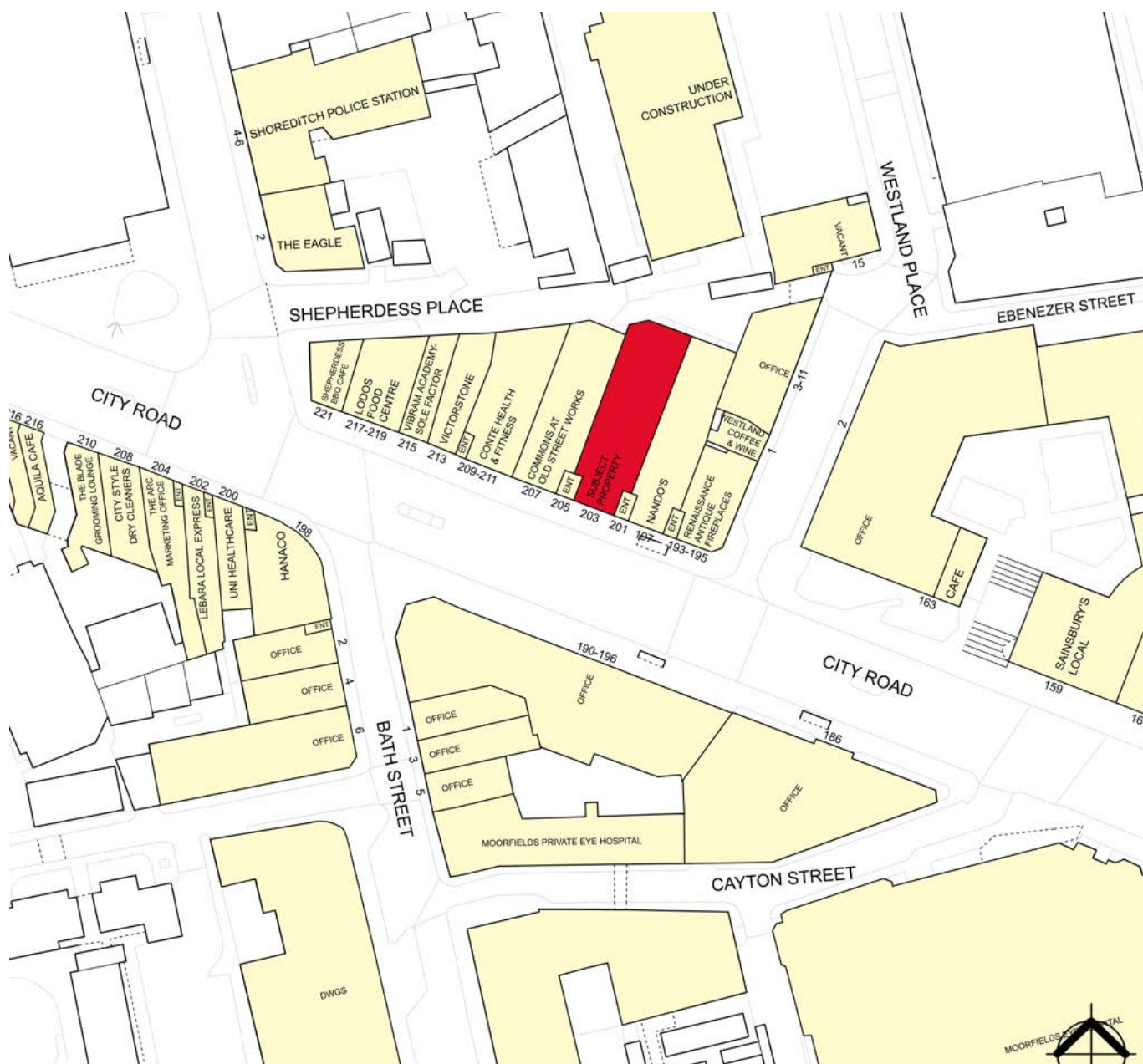
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### Location Plan

Not to scale, indicative only.



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