

PROPERTY PARTICULARS

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Property Consultants
& Estate Agents

TO LET

GROUND FLOOR UNIT

300 SQ FT

IDEAL FOR RETAIL OR CAFÉ USE

FORMERLY USED AS A CAFÉ WITH EXTRACTION



16 CITY ROAD, LONDON EC1Y 2AA

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.



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 are in the immediate vicinity too.

DESCRIPTION

The premises comprises an open plan ground floor unit previously used as a private medical centre. Prior to this, the premises was used as a café and planning consent was obtained for extraction to vent to the front of the unit at high level, as seen in the main photo. The premises also benefits from excellent floor to ceiling height, good natural light and air conditioning.

ACCOMMODATION

(all measurements are approx.)

Net internal area	300 sq ft/27.87 sqm
Gross frontage	3.66 metres/12 ft
Floor to ceiling height	3 metres/9.84 ft

AMENITIES

- * City location
- * Suitable for multiple uses including hot food
- * Newly refurbished throughout
- * Open plan
- * Excellent floor to ceiling height
- * Good natural light
- * Air conditioning
- * No premium
- * New long lease available

RENT

£40,000 PAX

BUSINESS RATES

We understand rates payable are £9,359 from 1st April 2026. Interested parties are advised to obtain confirmation of this amount from Islington council.

VAT

The premises is not VAT elected and the Landlord does not charge VAT on outgoings.

EPC

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LEASE

A new lease is available on terms to be agreed by negotiation.

VIEWING

Through Sole Agent

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