

POTENTIAL FOR
OUTSIDE SEATING

261A CITY ROAD
LONDON
EC1 1JX



- 1295 sq. ft.
- 60 ft Waterside Frontage
- Ideal for Café, Gym and similar uses
- High Ceilings and Large Glass Frontage overlooking City Road Basin
- Large Residential and Office catchment
- 10 Minute Walk to Old Street and Angel Underground Stations
- Rent - £33,000 per annum exclusive

LOCATION

Situated in a mixed used waterside development where City Road Basin meets the City Road (A501). An attractive canal side setting with large open areas and a piazza for public use and recreation extending to boating and canal side walks. Lying within a 10 minute walk of Angel and Old Street underground stations the location is home to many young professionals looking for easy access to Shoreditch, Hoxton, Clerkenwell and the City. There are numerous substantial office occupiers and educational institutions within the immediate vicinity.

DESCRIPTION

The premises comprise ground floor space with high ceilings and glass frontages within a mixed use development. The premises have DDA compliant access and w/c. The premises overlook the City Road Basin part of the Regents Canal system. The premises could be ideal for numerous uses including coffee shop, Café and restaurant or as offices.

TERMS

The premises are held by way of a full repairing and insuring lease for a term of 10 years from November 2023 at a passing rent of £33,000 per annum exclusive of rates, insurance, service charge, VAT if applicable and subject to an upward only open market rent review on year 5 of the term.

TENANT'S BREAK

A tenant's break is applicable after three years of the term subject to six months prior written notice.

BUSINESS RATES

Circa £15,000 pa

SERVICE CHARGES

£4,000 pa approx.

EPC

To be supplied upon request

Subject to Contract

Retail Group London Ltd (RGL) and their clients are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and RGL have not tested any services, equipment or facilities. Any interested parties must satisfy themselves by inspection or otherwise.

RGL

RETAIL
GROUP
LONDON

David Brooks
david@retailgrouplondon.co.uk | 020 7846 0305

Retail Group London, 5 Vigo Street, London, W1S 3HF
www.retailgrouplondon.co.uk