

PROPERTY PARTICULARS

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Property Consultants
& Estate Agents

TO LET

450 SQ FT RETAIL UNIT NEW LEASE, NO PREMIUM

IN FASHIONABLE AMWELL STREET



48 AMWELL STREET, LONDON EC1R 1XS

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.



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LOCATION

The property is situated on the east side of Amwell Street, a historic street between Angel and Farringdon known for its attractive period properties and boutique shops.

Angel station is just a 5 minute walk (Northern line) and Farringdon station is only 10 minutes walking (Circle, Hammersmith and City, Metropolitan, Elizabeth lines and Network Rail).

DESCRIPTION

Comprising an attractive, open plan ground floor retail unit with traditional shop front.

The unit benefits from good floor to ceiling height, frontage of apx. 11 feet and a security door.

AREA

Ground floor 450 sq ft/41.81 sqm

All areas stated approx.

AMENITIES

- * Desirable location
- * No VAT
- * Fitted unit
- * No premium
- * Attractive shop front
- * Good natural light
- * WC
- * Kitchenette
- * Security door

USE Class E including retail, office and medical.

RENT £25,000 per annum exclusive.

BUSINESS RATES We understand the Rateable value of the property is £17,750.

This is not the rates you pay.

We understand that business rates payable is £8,857 per annum. After Leisure, Relief and Hospitality Relief the amount payable reduces by 75% (40% from 1st April 25).

Interested parties are advised to make their own enquiries of Islington Council.

VAT We understand that the property is not VAT elected.

EPC B/43

LEASE New lease by arrangement, direct from the Landlord.

VIEWING Strictly by appointment through sole agent :-

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