

# PROPERTY PARTICULARS

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Property Consultants  
& Estate Agents

## **TO LET 400 SQ FT COMMERCIAL SPACE BY ST JOHN'S SQUARE**



**LOW COST**

**30 ST JOHN'S LANE, CLERKENWELL  
EC1M 4NB**

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.



# 30 ST JOHN'S LANE, CLERKENWELL EC1M 4NB

LOCATION	The premises are situated on the east side of St John's Lane, very close to St John's Square, in an area rich in local history. Farringdon Station is within 0.2 miles - Metropolitan, Hammersmith & City and Circle tube lines, Thameslink and Crossrail. Direct links are therefore available to the City, West End, Canary Wharf and three of London's five airports. Clerkenwell's most popular leisure destinations are also within a moment's walk, including The Modern Pantry, The Zetter Hotel and Townhouse, BrewDog, The Jerusalem Tavern and Luca.
DESCRIPTION	The premises comprise basement accommodation within an attractive period building.
AREA	400 sq ft      37.16 sqm <i>(all measurements are stated approx.)</i>
RENT	£12,000 per annum exclusive
BUSINESS RATES	We understand that the rateable value of the premises is £3,900 and that <b>100% relief</b> from business rates is available for parties qualifying for Small Business Rates Relief. We advise interested parties to obtain confirmation from the London Borough of Islington.
SERVICE CHARGE	Apx. £3 per sq ft. to include cleaning of common parts, fire safety, use of shower and WCs and central heating.
VAT	The premises is elected for VAT – VAT is charged by the Landlord.
TENURE	A new, effective Full, Repairing and Insuring lease to be granted direct from the Freeholder, on terms to be agreed by negotiation.
LEGAL COSTS	Each party are to pay their own legal costs.
EPC	C/71

## VIEWING

Through sole agents

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