

PROPERTY PARTICULARS

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Property Consultants
& Estate Agents

TO LET

1,100 SQ FT

FULLY FITTED , GROUND FLOOR MEDICAL UNIT



MAY SUIT OTHER USES WITHIN CLASS E

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	<p>The premises are situated on the west side of City Road very close to Finsbury Square and the HAC ground.</p> <p>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 and residential developments are in the immediate vicinity too.</p>
DESCRIPTION	<p>The premises comprises an open plan ground floor unit previously used as a private medical centre. The premises has been newly fitted out to high specification and benefits from street access, fully glazed frontage, 3 metres+ floor to ceiling height, a large reception area, 3 consultation rooms, sanitation room, office, kitchenette, ample storage and WC. We understand the premises is fully CQC compliant. Interested parties are advised to confirm this.</p>
ACCOMMODATION <i>(all measurements are approx.)</i>	1,100 sq ft/102.19 sqm
AMENITIES	<ul style="list-style-type: none">* Fully fitted private medical unit* CQC compliant space* Shop front* Busy City location* 3 metre+/10ft floor to ceiling height* Air conditioning* 3 large consultation rooms* WC* Ample storage* VAT not applicable
RENT	£80,000 PAX
BUSINESS RATES	<p>We understand business rates payable per annum is £21,276. Interested parties are advised to obtain confirmation of this amount from Islington council.</p>
SERVICE CHARGE	Tbc
LEASE	<p>A new lease is available directly from the Landlords on terms to be agreed by negotiation.</p>

EPC

C62/E103

VIEWING

Through Sole Agent
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