



SAVOY STEWART
COMMERCIAL PROPERTY

RETAIL
TO LET

181 ST JOHN STREET

London, EC1V 4LS

RETAIL UNIT TO LET



KEY POINTS

- > A1/A2 USE
- > WELL SERVED BY NUMEROUS BUS ROUTES
- > SURROUNDED BY WELL ESTABLISHED RETAILERS (PRET, WAITROSE, TESCO ETC)

TENURE	TO LET
SIZE	764 SQ FT
RENT	£32,500 PER ANNUM
EPC	THIS PROPERTY HAS BEEN GRADED AS C (74)

Contact us on 020 7495 3666 or visit www.savoystewart.co.uk

LOCATION

The property is located on the Western side of St Johns Street, in between Percival Street and Clerkenwell Rd. The building is close to well known retailers such as Pret, Waitrose and Tesco Express. The street is well served with bus routes and is close by to Farringdon Station (0.4 miles) and Barbican Station (0.5 miles)

ADDITIONAL INFORMATION

The accommodation comprises of ground floor retail and a customer WC. We understand there is a basement that is accessed through a trap door (unmeasured).

AVAILABILITY

Net frontage	18'2"	5.54m
Maximum internal width	24'5"	7.44m
Shop depth	42'8"	12.99m
Ground floor area	764 sq ft	70.98m ²

AMENITIES

- > A1/A2 use
- > Prominent retail location
- > Ground floor retail with rear office and WC
- > Trap door leading down to the basement

TERM

The premises are available by way of a new full repairing and insuring lease for a term to be agreed with provisions for upward only rent reviews at 5 yearly intervals. The lease will be outside the protection provisions of the Landlord and Tenant Act 1954, as amended.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by appointment through sole agents Savoy Stewart.

RENT

£32,500 per annum

BUSINESS RATES

Available on Request

SERVICE CHARGE

Available on Request



VIEWING & FURTHER INFORMATION



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or visit savoystewart.co.uk