

PRIME RETAIL/RESTAURANT UNIT TO LET

LONDON

8 Charterhouse Buildings, Goswell Road, EC1M 7AN

brasier
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CHARTERED SURVEYORS



- Rare prominent corner adjacent to Pret a Manger.
- A3 Use with potential for A1/A2/A4 Use, Subject to planning.
- Extensive 38 ft frontage.

Location

The property is located in a prime position on Goswell Road by the junction of Clerkenwell Road and Old Street and a short walk from Barbican Underground Station. Nearby retailers include **Costa Coffee**, **Abokado**, **Pizza Express**, **Sourced**, **Grind**, **Nusa Kitchen** and **Pret a Manger**.

Description

The premises comprise an A3 restaurant unit arranged over ground and basement floors. The unit is currently being used as a site office whilst developing the upper floor offices and will be available approximately Q1 2020.

There is the possibility of using the premises for A1/A2 and A4 Use subject to planning.

Accommodation

The property has the following approximate dimensions and floor areas:-

Net Frontage	38 ft 8 ins	11.80 m
Internal Depth	33 ft 1 in	10.01 m
Ground Floor Sales	867 sq ft	80.54 sq m
Basement Sales	1,238 sq ft	115.01 sq m
Vaults (Storage)	332 sq ft	30.94 sq m
Total	2,437 sq ft	226.49 sq m

Lease

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed.

Rent

Quoting **£100,000 per annum exclusive** plus VAT.

EPC

Details available upon request.

Rates

The rates are due to be reassessed upon the completion of the landlord works.

For further information please refer to the Local Charging Authority, London Borough of Islington - 020 7527 2000.

Legal Costs

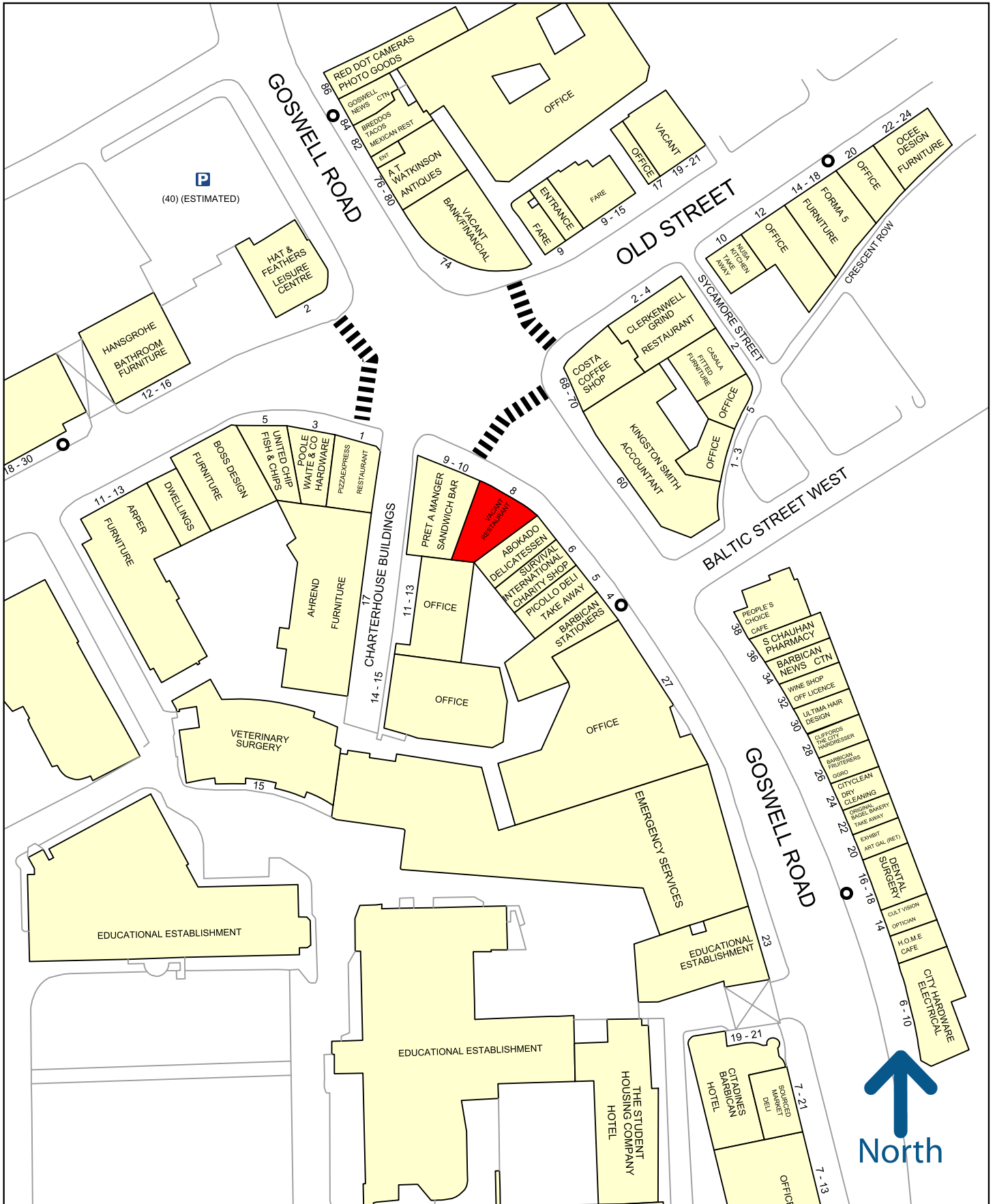
Each party are to be responsible for their own legal costs incurred in this transaction.

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50 metres

Experian Goad Plan Created: 03/04/2019
Created By: Brasier Freeth

