



AVAILABLE TO LET

179-181 Whitecross Street, London EC1Y 8QP

A double fronted Class E premises, previously used as a restaurant

1,240 sq ft (115.1 sq m) NIA

Rent Offers in the region of £120,000 pax

All enquiries to

0203 576 3331

[Assemblycre.co.uk](https://assemblycre.co.uk)

Assembly.

Commercial Real Estate

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Location

The property is located on Whitecross Street, between the junctions with Banner Street and Garrett Street.

Whitecross Street has a famous weekly food market which attracts large numbers of people from the surrounding areas of Clerkenwell, Shoreditch and The City.

The street has a good mixture of retailers, restaurants and bars, offering a wide range of amenities. Occupiers on the street include: Waitrose, Pret A Manger, The Whitecross Tap and Ryman amongst others.

The area is well connected by by transport links, with Barbican and Old Street Stations circa 300 metres away from the property respectively.

Description

The unit is arranged over ground floor only, benefiting from a double frontage onto Whitecross Street. There may be potential subject to licensing to apply for outside seating which other occupiers on the street have done.

Terms

Available on a new FRI lease for a term to be agreed, at a rent of offers in the region of £120,000 pax.

Use Class

The premises has Class E use and was previously used as a restaurant.

VAT

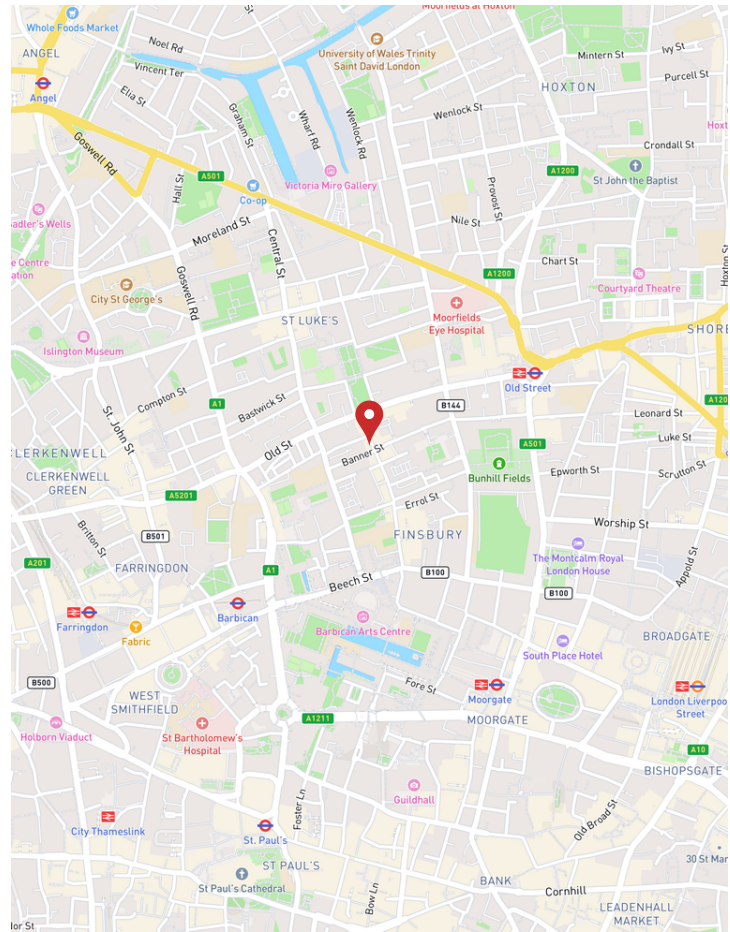
The premises are not elected for VAT.

Business Rates

Rateable value £47,000
Rates payable £17,954 approx per annum

Legal Costs

Each party to cover their own legal costs.

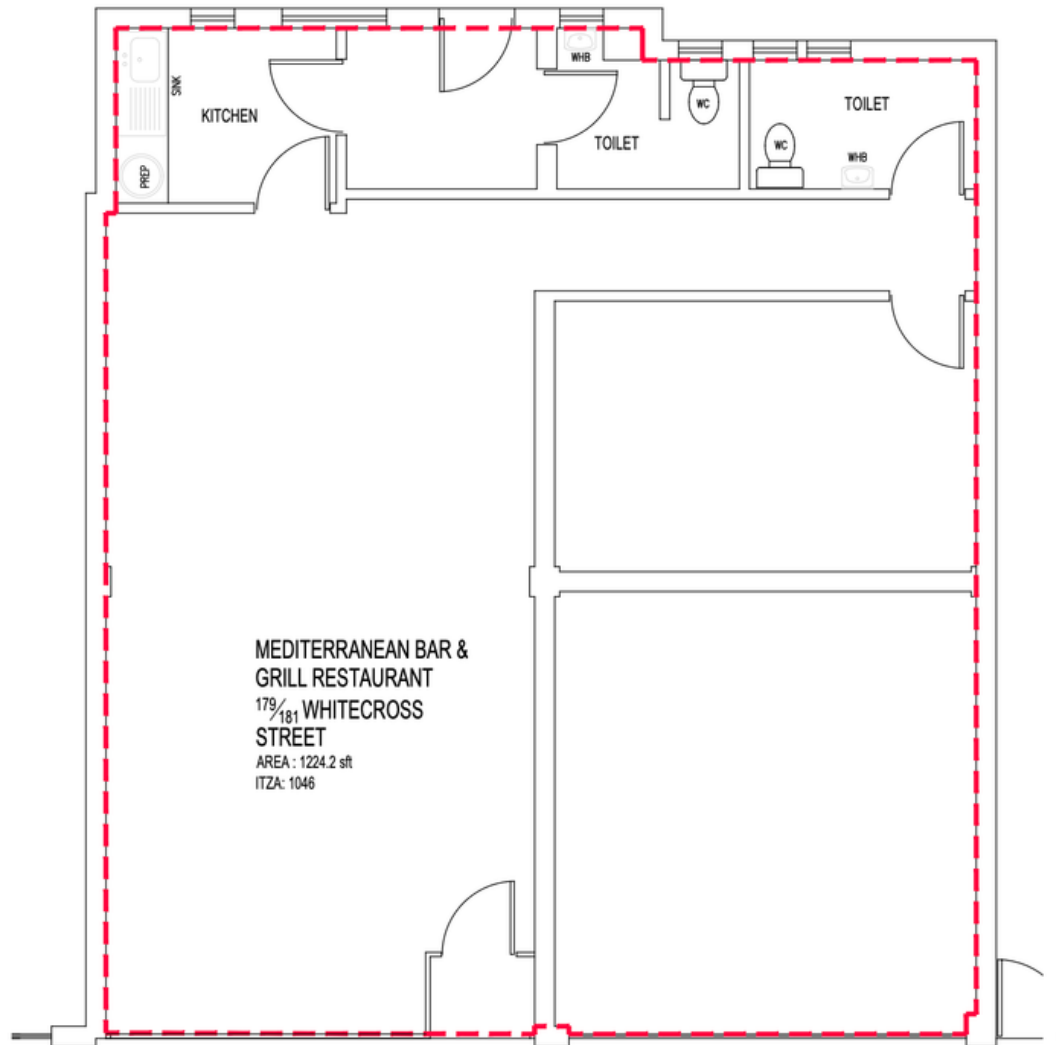


Contact Owners Agents

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Plans are not to scale, for informational purposes only