



Sanderson
Weatherall

A1 SHOP LEASE FOR SALE



201 WHITECROSS STREET, LONDON, EC1Y 8QP

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- Close to Old Street
- Busy Street Market
- Recently fitted out

Location

Whitecross Street is located to the north of the City and runs between Chiswell Street to the south and Old Street to the north. It is characterised by a well-known street market with a wide range of street food operators and independent retailers which draws a high volume of visitors. The property is located at the northern end of the street, close to the junction with Old Street. The property is close to **Chao, Jane Roe Kitchen, 193 Whitecross Street, The Trader and The Iskele.**

Description

The property is arranged on ground and basement floors. There is a small storage area and WC to the rear of the shop. The basement is accessed via a hatch and can be used for limited storage purposes.

Lease

The property is held on a 7 year effectively FRI Lease from 7th July 2015 without rent review. The Lease is contracted outside the security of tenure provisions of the Landlord & Tenant Act 1954.

Rent

£20,000 per annum exclusive of VAT.

Terms

Offers are invited for an assignment of the Lease.

Rates

Rateable Value: £10,250

Rates Payable (2018/2019): £5,053.25

Energy Performance Certificate (EPC)

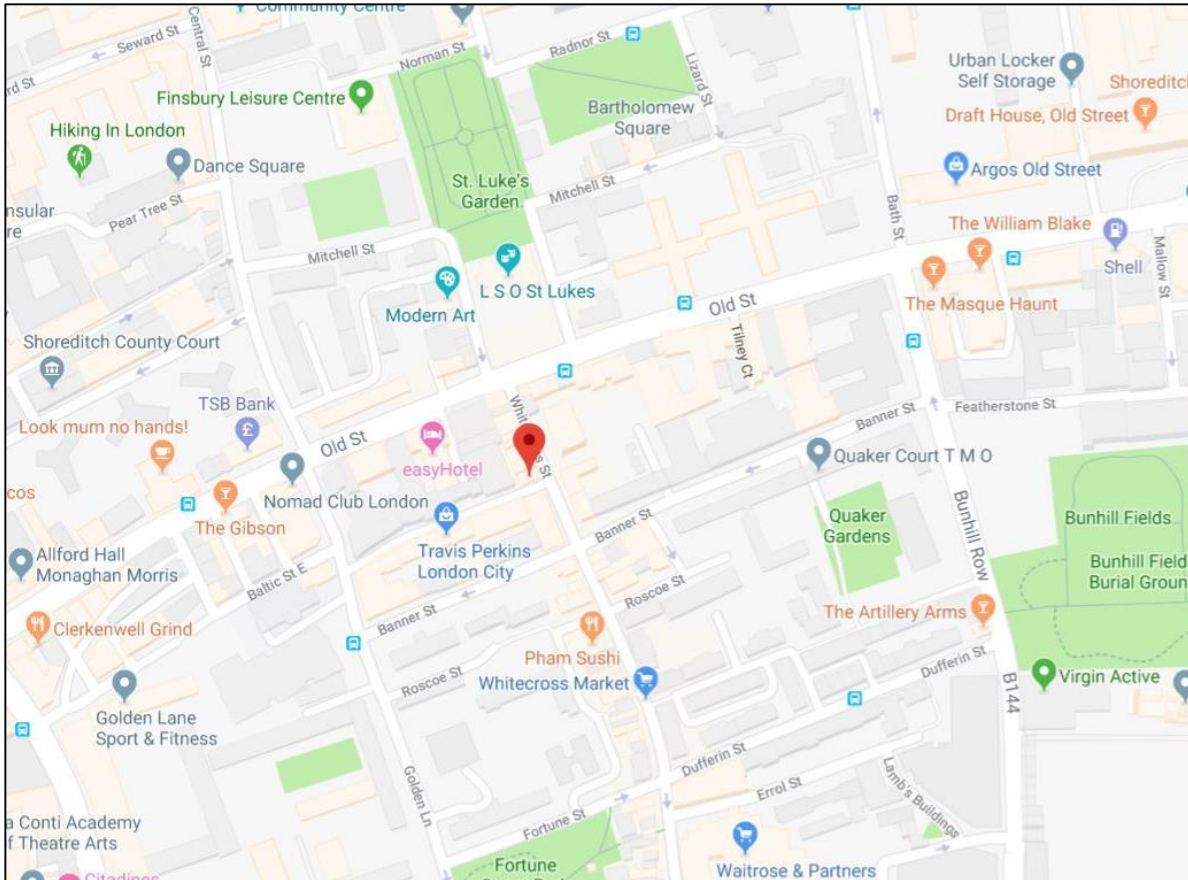
A full copy of the EPC is available upon request.

VAT

All prices quoted are exclusive of VAT.

Accommodation

Description	Metric	Imperial
Gross Frontage	3.71 m	12 ft 2 ins
Net Frontage	1.95 m	6 ft 5 ins
Ground Floor Sales	22.59 sq m	243 sq ft
Ground Floor Storage	5.02 sq m	54 sq ft
Basement	Not inspected	Not inspected
Total:	27.61 sq m	297 sq ft



Strictly by prior appointment with the joint agents:

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