

# Compton



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**Old Street**  
40-56 City Road  
EC1Y 2AN

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Prime retail units for sale with excellent street frontage, high foot traffic, and great visibility.

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**For Sale**  
1,047 to 3,038 ft<sup>2</sup>

020 7101 2020  
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## Location

Old Street is a vibrant, well-connected area in the heart of London, offering excellent transport links with the Northern Line and Overground nearby. The neighborhood is bustling with trendy cafes, restaurants, and creative spaces, making it an ideal location for businesses looking to thrive in a dynamic and lively environment.

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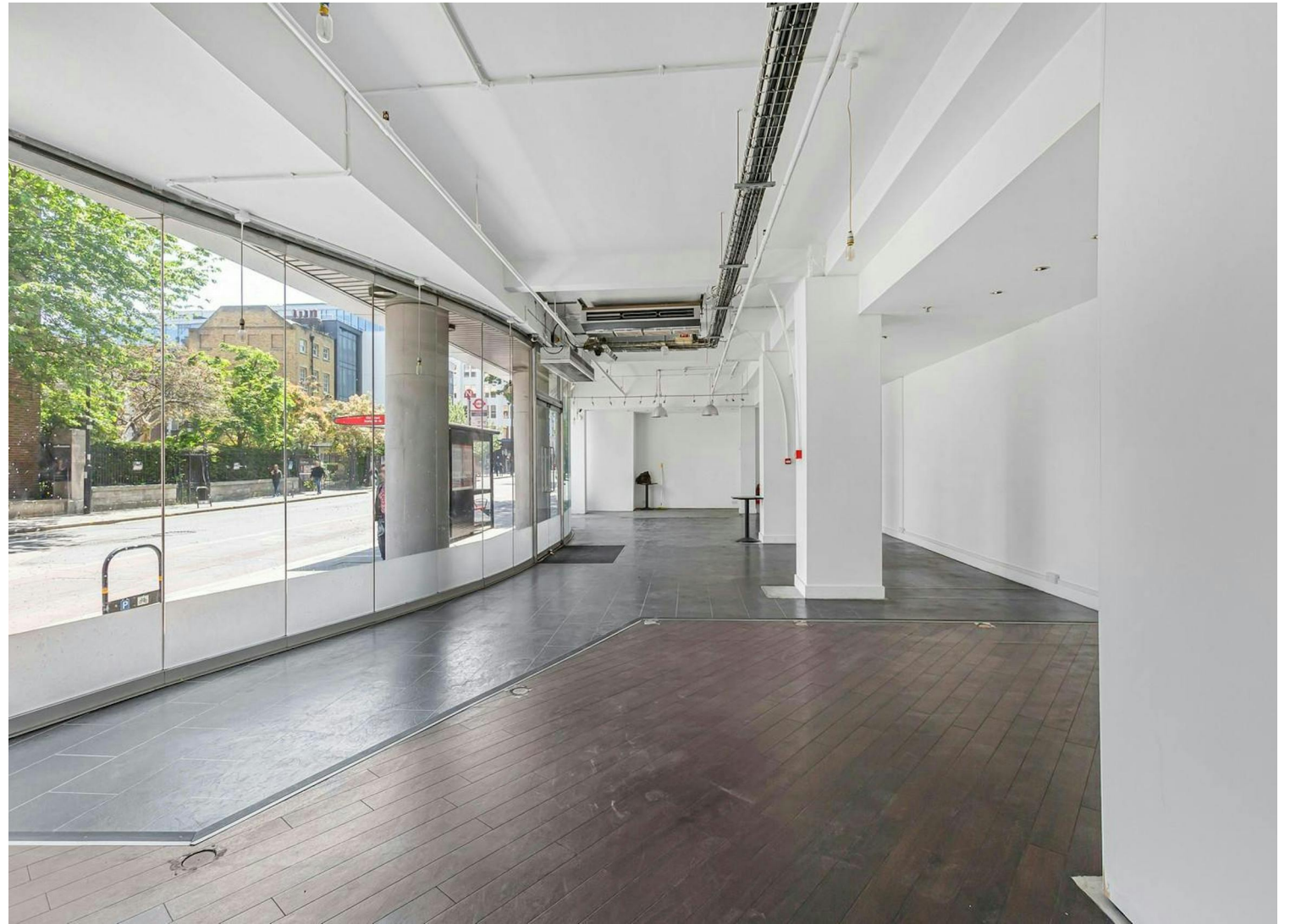
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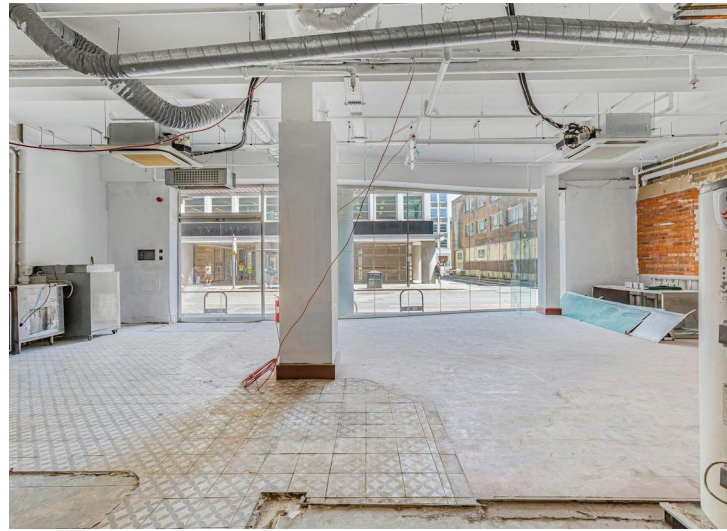
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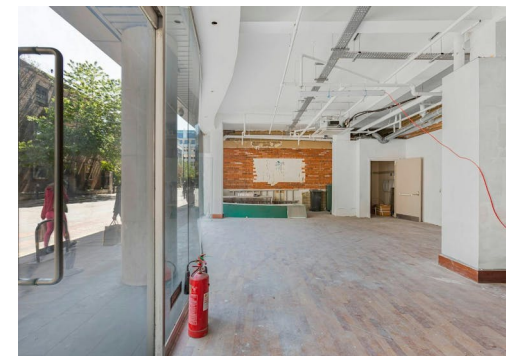
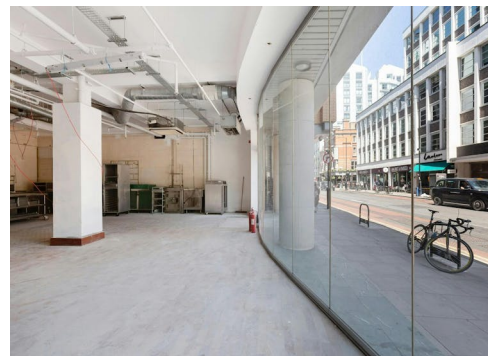
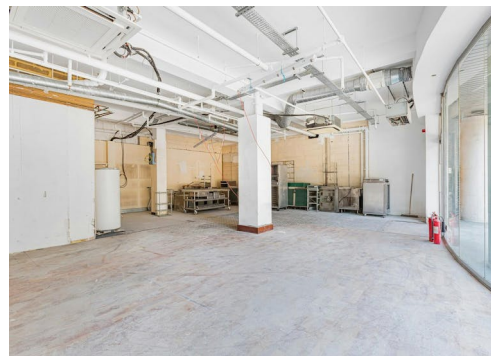
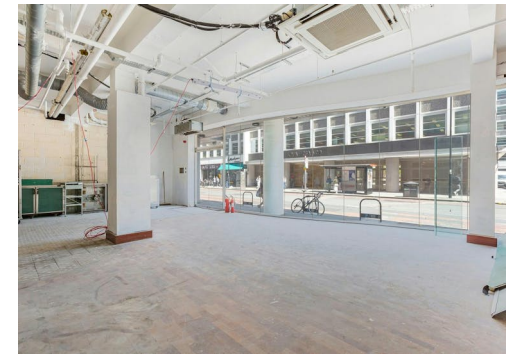
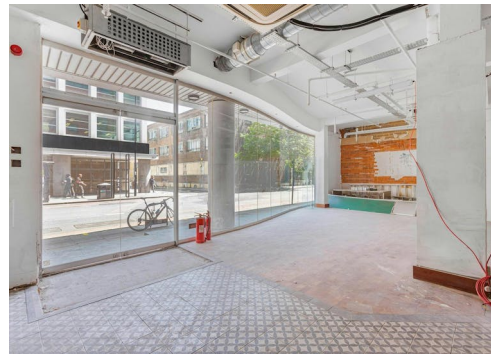
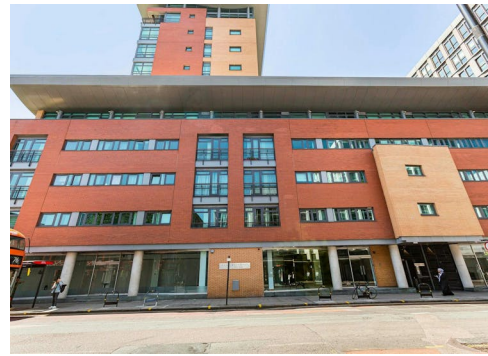
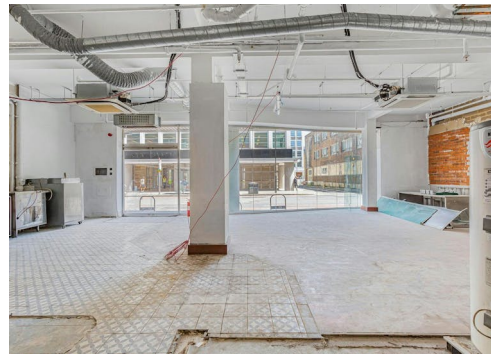
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## Amenities

- Excellent natural light
- Showroom frontage
- Very close to Old Street station
- Air-conditioning

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## Description

Unit A offers a Ground and Lower Ground showroom space for sale, which has been newly refurbished to a CAT A condition, ready for a custom fit out.

Unit B is offered in Shell and Core condition, providing flexibility for use and fit out, allowing you to tailor the space to your needs.

Both units boast excellent street frontage and natural light, situated in a bustling area with high foot traffic - perfect for attracting attention to your business.

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## Content

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## Floor Areas & Outgoings

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The accommodation comprises the following areas:

Name	Size	sq ft	Price	Rates Payable (sq ft)	Service charge	Availability
Unit - A - Ground (1,453 Sq Ft) & Lower Ground (538 Sq Ft)	1,991 sq ft	1,991	£1,050,000	£15.22	£1.58 /sq ft	Available
Unit - B - Ground	1,047 sq ft	1,047	£825,000	£21.09	£1.56 /sq ft	Let
Unit - C - Ground & Lower Ground	1,775 sq ft	1,775	£650,000	£16	£1.55 /sq ft	Under Offer
Total		4,813		£17.44		

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## Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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07834 918700

Alex Sugar  
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