

PROPERTY PARTICULARS

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Property Consultants
& Estate Agents

**TO LET
600 SQ FT**

**HOT FOOD TAKEAWAY UNIT
WITH 24 HOUR ALCOHOL LICENCE**



****NEXT TO PRET AND GAILS****

1 ST JOHN STREET, LONDON EC1M 4AA

Information is given only on the following basis. 'Information' means these details and any other information, verbal or in writing, which we give you or your representatives in relation to the property or the transaction. Information does not form part of any offer or contract. These particulars are a general outline only and cannot be relied on as statements of fact. Information is believed to be correct but we do not guarantee its accuracy. Information supplied by our client is passed on in good faith and we do not independently check it. Measurements are approximate only. We do not check services or legal or title matters. We do not warrant that necessary permissions exist. You must satisfy yourself about the accuracy of all Information and that the property and the terms meet your requirements by your own inspection and investigations.





1 ST JOHN STREET, LONDON EC1M 4AA

LOCATION

Situated on the busy corner of St John Street and Cowcross Street , the premises are ideally located benefitting from high footfall from Farringdon Station. Numerous large office buildings are located in the area and local traders include Pret A Manger, Gails, Paul, Starbucks, Costa and Leon. Fabric and Beduin nightclubs are also within a few metres.

DESCRIPTION

Comprising the ground floor and basement of an attractive corner building, with glazed frontage to St John Street and return frontage to Cowcross Street. The premises also benefit from external seating by way of separate agreement with Islington Council.

AREA

Ground	325 sq ft
Basement	275 sq ft
TOTAL	600 SQ FT

(all areas are stated apx.)

PREMISES LICENCE

The premises are licenced for sale alcohol 24/7. Interested parties are advised to make their own enquiries of Islington council.

ANNUAL RENT

£60,000 per annum exclusive.

EPC

E/122

BUSINESS RATES

We understand that the current rateable value of the property is £40,500 and rates payable per annum are apx. £20,200. From April 23, we understand that the rateable value of the premises will decrease to £34,000 and rates payable per annum are expected to reduce to apx. £17,000. Relief may be available. Interested parties are advised to confirm this information with London Borough of Islington.

LEASE

A new lease is available direct from the Freeholder, outside the Landlord and Tenant Act on terms to be agreed through negotiation.

VIEWING

Through sole agents

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