



85 LEATHER LANE  
LONDON EC1N 7TJ

SHOP TO LET  
Class E Use

#### Location

The premises are situated in a prime position on the western side of Leather Lane, close to the junction with Clerkenwell Road. Nearby traders include, Prufrock Coffee, Rebus, Subway, Attendant Coffee and KIN.

#### Description

The property is a newly refurbished shop, arranged over ground and basement floors, providing the following approximate floor areas.

Ground Floor	200sqft	18.5sqm
Lower Ground	<u>170sqft</u>	<u>15.8sqm</u>
Total	370sqft	34.37sqm

#### Lease

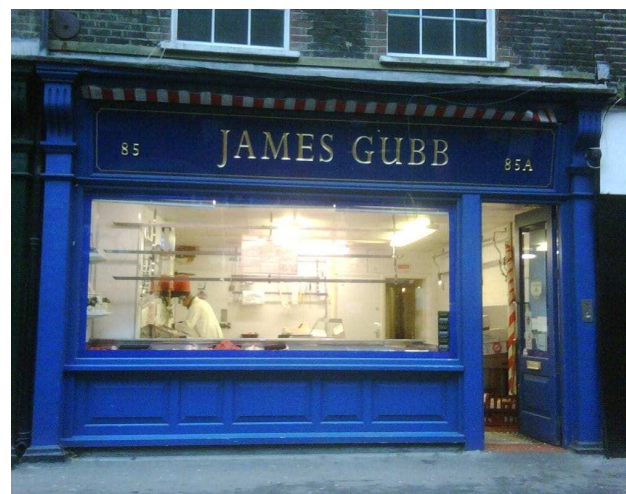
The premises are available on a new 10 or 15 year full repairing and insuring lease, subject to 5 yearly rent reviews.

#### Rent

£22,000 per annum exclusive.

#### Use

The premises have E Class Use.



## Rates

The rating assessment to be reassessed. The rateable value is likely to be in the region of £11,000, hence likely to qualify for no rates payable.

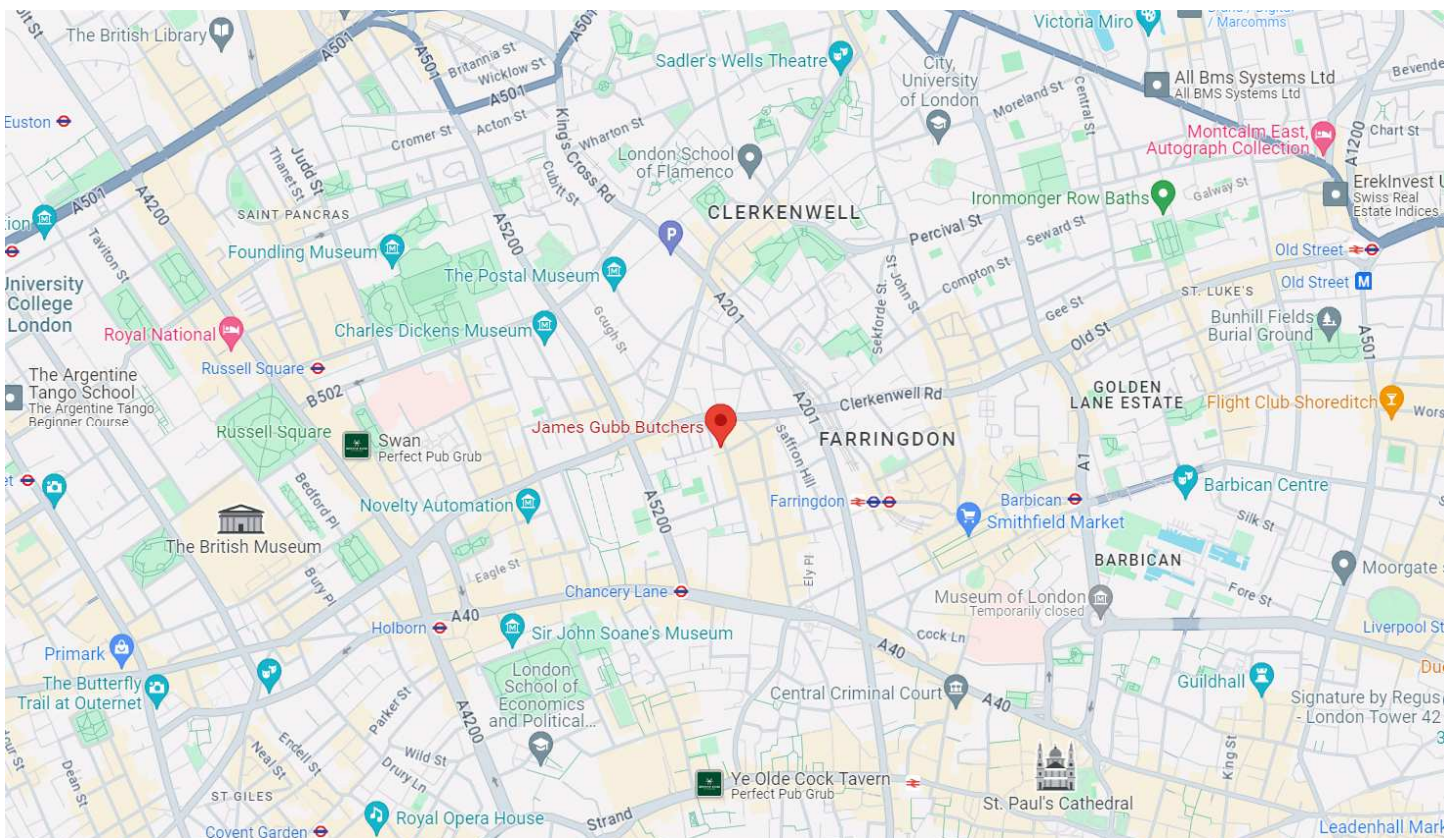
## Viewing

To be arranged through JP RETAIL

James Peasnell – [james@jpretail.co.uk](mailto:james@jpretail.co.uk)

Mbl: 07967 697918

Sian Fountain – [sian@jpretail.co.uk](mailto:sian@jpretail.co.uk) Tel: 0207 039 0130





Tel: 020 7039 0130



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