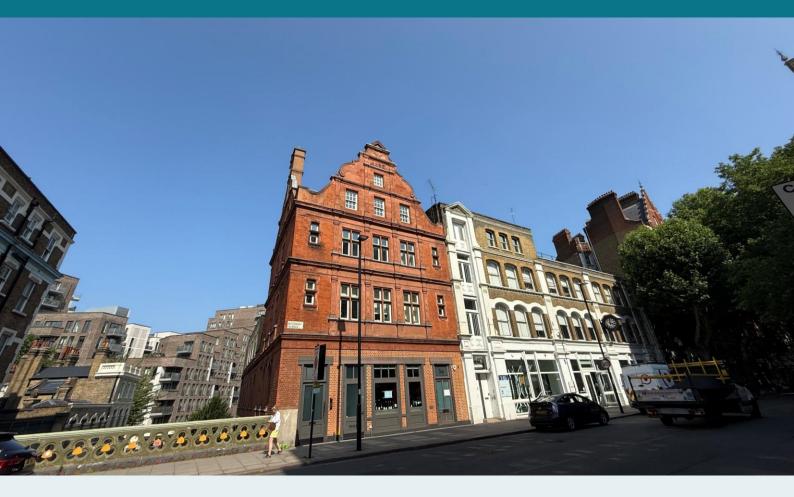
# Clerkenwell, London EC1 5a Rosebery Avenue

Class E Opportunity To Let



# Location

The subject property is located in a prominent position on the west side of Rosebery Avenue, an attractive wide tree lined thoroughfare in Clerkenwell.

Exmouth Market is located a short distance to the east of the premises which is host to a number of independent pubs, restaurants and shops and hosts a weekday street food market.

Occupiers in the vicinity include Quality Chop House and their sister wine bar concept 'Quality Wines' as well as La Petite Ferme, the Clerkenwell Tavern and the Exmouth Arms.

## **Demise**

The property is arranged over ground level only, comprising the following approximate Net Internal Area's:

 Ground Floor
 452 sq ft
 42.03 sq m

 Total
 452 sq ft
 42.03 sq m

# Tenure

A new effective FRI lease for a term of years to be agreed, subject to 5 yearly upwards only rent reviews.

#### Rent

£40,000 per annum, exclusive of VAT.

### **Rates**

Rateable Value	£24,750
Rates Payable	£12,350.25 p.a.

Interested parties are advised to make their own enquiries to the Islington Borough Council on 020 7527 2633.

#### **EPC**

Certified B rating, expiring 7<sup>th</sup> March 2029. Further details available on request.

For further information or to arrange a viewing please contact:





