

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 7th March 2029. Further details available on request.

For further information or to arrange a viewing please contact:

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