



138 Gray's Inn Road

London, WC1X 8AX

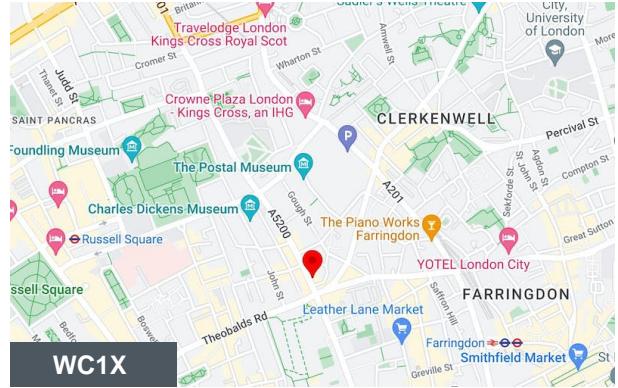
**1,061 sq. ft. hair salon to buy
in a prime location in
Farringdon.**

1,061 sq ft
(98.57 sq m)

- Fully Fitted
- Excellent location
- Available now
- Assignment of existing lease

Summary

Available Size	1,061 sq ft
Price	£54,000 Premium
Rates Payable	£9,980 per annum
Rateable Value	£20,000
Service Charge	N/A
VAT	To be confirmed
EPC Rating	C (61)



Description

A well presented ground and lower ground floor hair salon in an excellent location. The premises is fitted to a very high standard and features exposed brickwork, air conditioning and a dual aspect glazed frontage with electric roller shutters which would suit a variety of retailers benefiting from good levels of footfall.

Location

Farringdon is home to a variety of occupiers making it an ideal location for many creative companies. The premises is surrounded by a selection of lunch spots, bars, pubs and restaurants. Farringdon station and Chancery Lane Underground Station are a short walk away offering plenty of options for commuters providing swift access into the City and Central London.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	423	39.30
Basement	638	59.27
Total	1,061	98.57



Terms

Available by way of assignment of the existing lease expiring 8th March 2030 at a passing rent of £26,500 per annum.

Premium

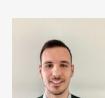
A £54,000 premium is being sought for the fixtures and fittings, and hair salon equipment. Full inventory available upon request.

Viewing & Further Information



Jack Lyons

020 7613 4044 | 07794 202 220
Jack@fyfemcdade.com



George Sarantis

020 7613 4044 | 0731 1077 549
george@fyfemcdade.com



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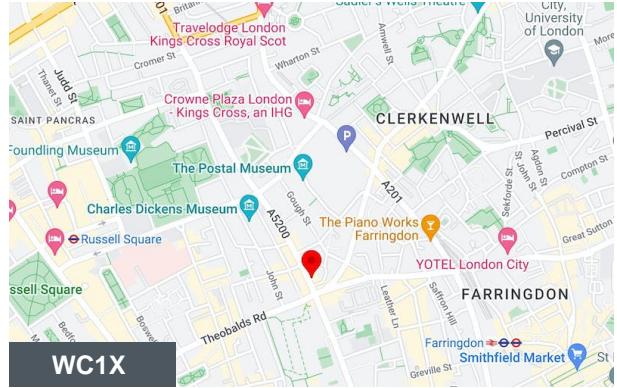
1,061 sq ft
(98.57 sq m)

- Fully Fitted
- Excellent location
- Available now
- Assignment of existing lease

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Summary

Available Size	1,061 sq ft
Rates Payable	£10,728.50 Per annum £20,000 Rateable Value as of 1st April 2023
Rateable Value	£21,500
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C (61)



Description

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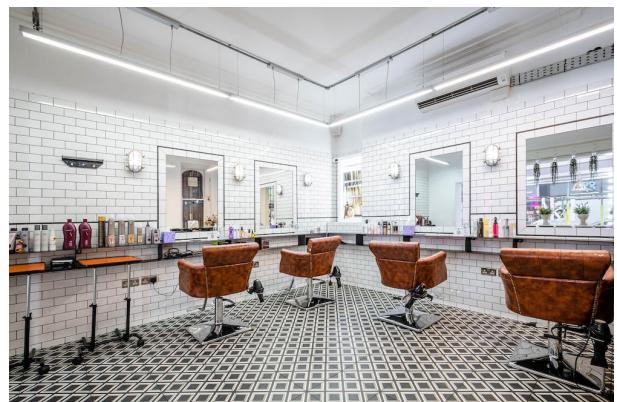
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Energy performance certificate (EPC)

138 Gray's Inn Road
LONDON
WC1X 8AX

Energy rating

C

Valid until: 2 February 2028

Certificate number: 0960-0838-1599-5979-9006

Property type A1/A2 Retail and Financial/Professional services

Total floor area 77 square metres

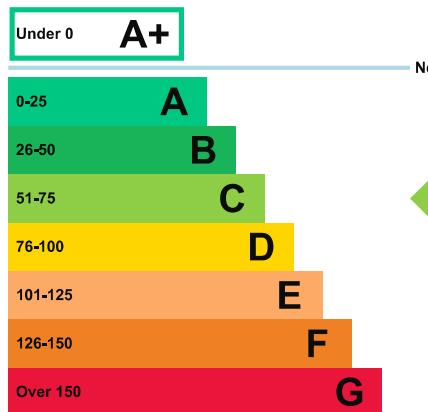
Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is C.

Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

35 | B

If typical of the existing stock

103 | E

Properties are given a rating from A+ (most efficient) to G (least efficient).

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	5
Building emission rate (kgCO2/m ² per year)	63.96
Primary energy use (kWh/m ² per year)	378

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0790-6959-0498-1990-8050\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

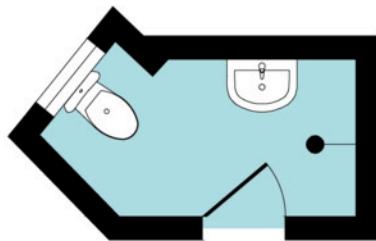
Assessor's name	Nigel Lee Pavey
Telephone	01580 882 131
Email	nigelpavey@paveyengineering.com

Accreditation scheme contact details

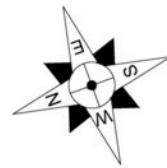
Accreditation scheme	CIBSE Certification Limited
Assessor ID	LCEA003794
Telephone	020 8772 3649
Email	epc@cibsecertification.org

Assessment details

Employer	Pavey Engineering Limited
Employer address	South View Brightling Road Robertsbridge East Sussex TN32 5EL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	31 January 2018
Date of certificate	3 February 2018



WC
8'10" x 4'5"
(2.69m x 1.35m)



18'3" x 14'0"
(5.56m x 4.27m)

18'7" x 16'7"
(5.66m x 5.05m)

9'10" x 5'10"
(3.00m x 1.78m)

7'3" x 6'0"
(2.21m x 1.82m)

15'5" x 14'0"
(4.70m x 4.27m)

16'0" x 14'4"
(4.88m x 4.37m)

Ground Floor
Approximate Floor Area
423 sq. ft
(39.29 sq. m)

Basement
Approximate Floor Area
638 sq. ft
(59.27 sq. m)

Approx. Gross Internal Floor Area 1061 sq. ft / 98.56 sq. m

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

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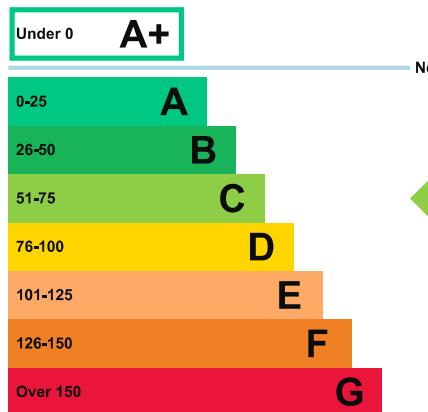
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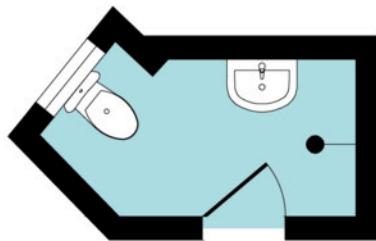
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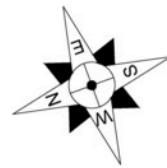
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