



ROBERT IRVING BURNS



76 LONG LANE

BARBICAN, EC1A 9ET

TO LET

SELF-CONTAINED PREMISES IN THE HEART OF BARBICAN

SUITABLE FOR CLASS E
(OFFICE, RETAIL, MEDICAL, CLINICAL ETC.)

410 SQ. FT.

GROUND AND LOWER GROUND FLOOR

Description & Amenities



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The premises comprises of a ground and lower ground floor (accessed via an internal staircase) which was formally used as a barbers. The unit benefits from a shop frontage enabling brand exposure, WC and a tea point.

- Shop Frontage
- Strip Lighting
- Wooden Flooring
- WC
- Shower



76 LONG LANE

RIB



Cinnamon



Sheraton Grand



CUT at 45 Park Lane



Park Lane

Location

The property is situated on Long Lane which lies within Barbican. The area welcomes a wide range of occupants which benefits from a steady stream of footfall including restaurants, bars and cafes.

Barbican Underground Station (Circle Line) is a stone's throw away from the unit and Farringdon Station (Elizabeth Line and Circle Line) being a short distances walk.

Floor	Ground & Lower Ground
Total Size (sq.ft.)	410
Quoting Rent (p.a.) excl.	£28,500
Service Charge	TBC
Estimated Rates Payable (p.a.)	£7,236
Estimated Occupancy Cost excl. (p.a.)	£35,736

Please note

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available on request.

VAT

TBC

FLOOR PLANS

Available on request.

Anti-Money Laundering Regulations

In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/source of funds, showing how the transaction is going to be funded may be required.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed. April 2024.



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