

**365 St John
Street,
Clerkenwell
EC1V 4LB**

Price Taylor LLP
Commercial

TO LET



SHOP TO LET

E BUSINESS USE

TO LET

533 SQ FT (49.5 SQ M) APPROX. NET INTERNAL AREA



020 7354 7354



01

LOCATION

The property is situated on St. John Street near its junction with Rosebery Avenue and Friend Street. St. John St runs from Angel to Clerkenwell with the premises being situated within a small parade of shops. World renowned Sadler's Wells Theatre is very close by. Angel Underground Station (Northern Line) is less than 1/2 mile to the North of the subject property with regular bus routes servicing the area.

02

DESCRIPTION

A mid-terrace lock up shop in a characterful building. With secure court yard to the rear.

Facilities in the shop include a WC with wash hand basin, and kitchenette. There is a traditional timber frame shop front, with a return frontage, increasing visibility in St John St. The shop front requires repair and redecoration. There are carpeted floors and modern lighting.

The shop contains plenty of storage space. Ground floor ceiling height in the shop is approx. 3m, and there is a good ceiling height of 2.3m in the main basement area.

03**A C C O M O D A T I O N**

The property comprises the following approximate net internal areas:

Ground Floor 286 sq ft 26.6 sq m
WC (with wash hand basin)

Basement Floor 246 sq ft 22.9 sq m

Total Net Internal Area 533 sq ft 49.5 sq m

External Courtyard 141 sq ft 13.1 sq m

04**T E N U R E**

Being offered with a new full repairing lease direct with the owner for a term to be agreed.

05**T E R M S**

£24,500 pa Exclusive of business rates. The building is not elected for VAT. Subject to lease.

06**B U S I N E S S R A T E S**

London Borough of Islington. Rateable Value £12,000. Rates payable of £5,988 per annum. 100% rates relief may be available, subject to eligibility.

07**S E R V I C E C H A R G E**

A proportionate contribution towards the cost of building Insurance and service charge.

08**L E G A L C O S T S**

Each party to bear their own legal costs.

09**F E E S**

There is a non-refundable fee of £300 + VAT to take up references, whether or not references are accepted.

GALLERY



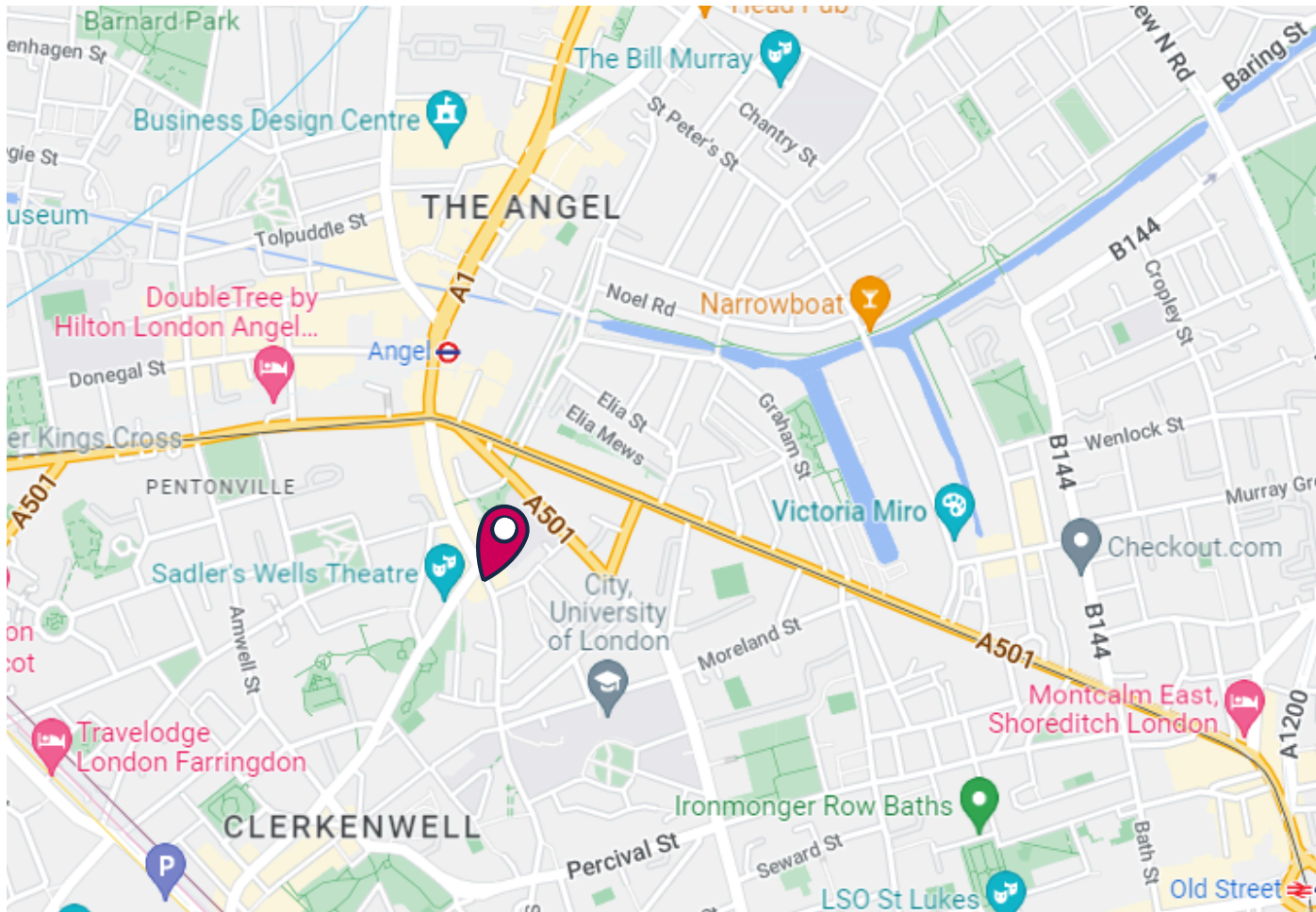
1365 ST JOHN
STREET,
LONDON EC1V



PRICE TAYLOR LLP
COMMERCIAL

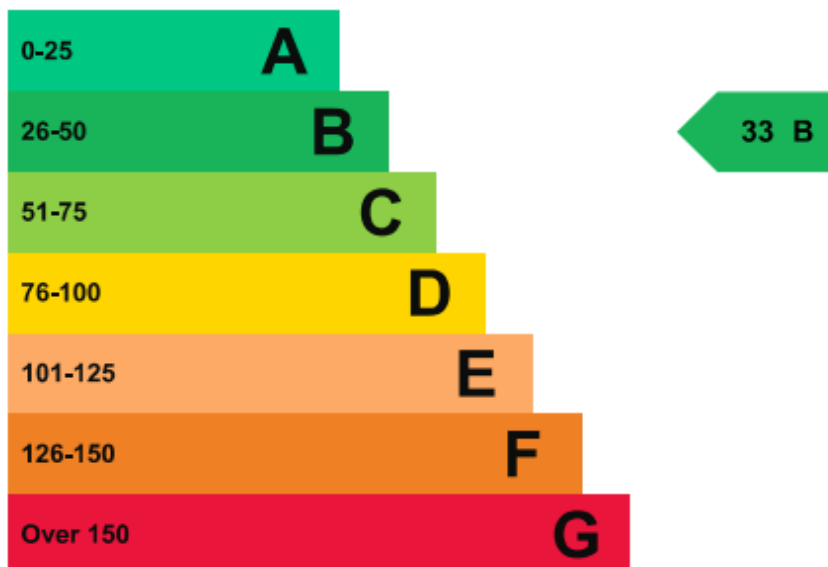
LOCATION

365 St John Street, EC1V
(LONDON)



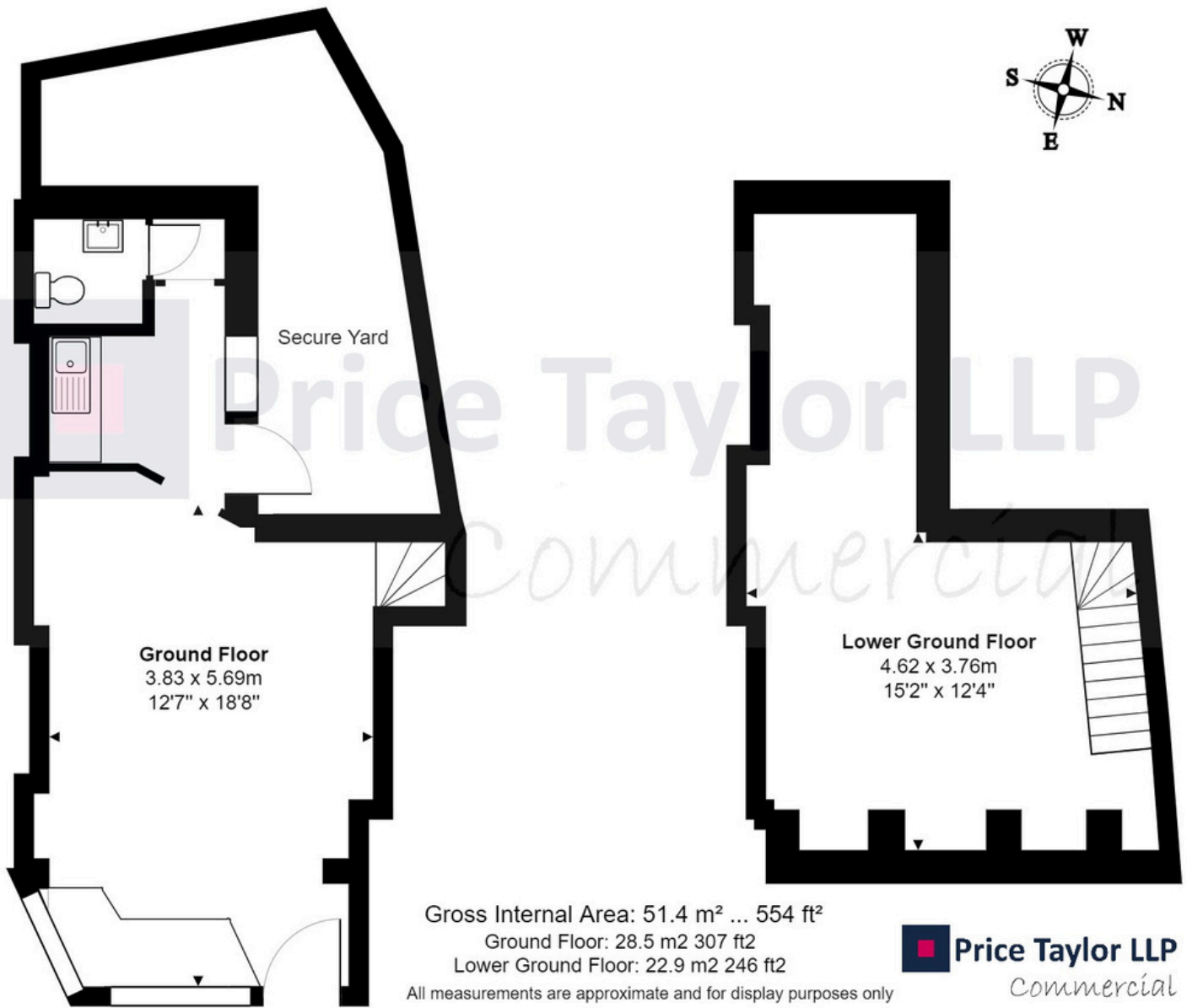
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ENERGY RATING AND SCORE



11

LAYOUT

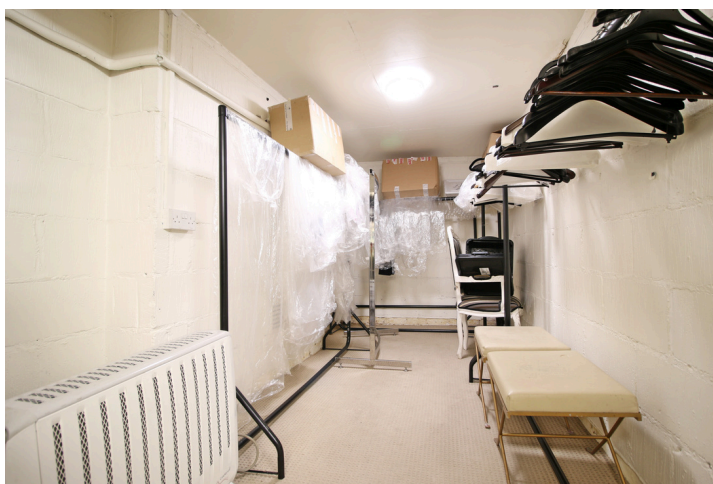


NOT TO SCALE. FOR IDENTIFICATION ONLY

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VIRTUAL TOUR

Available on application

**13**

VIEWINGS

Strictly by appointment through
sole agents:

Price Taylor LLP Commercial

+44 (0) 20 7354 7354

enquiries@pricetaylor.com



Important Notice:

- 1 These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, or that any services, appliances, equipment or facilities are in good working order.
3. Whist all information contained in these particulars whether in the text, plans or photographs is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.
- 4 Value Added Tax – All rents, premium, prices or other financial arrangements and charges stated are exclusive of Value Added Tax.
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