



No Premium Required

87-88 Turnmill Street, Farringdon,
London, EC1M 5QU

A1 Retail
Unit

**LEASE
AVAILABLE**

PROPERTY SUMMARY

- Ground Floor A1 Retail unit currently trading as a dry cleaners
- Excellent location next to Farringdon Station
- Ground floor area 509 sq.ft (47.29 sq.m)
- Assignment of existing lease which expires November 2023
- New lease potentially available
- Passing rent £50,000 per annum exclusive

LOCATION

The premises occupy an excellent position on Turnmill Street, London EC1 just 75 meters from Farringdon Station's main entrance. Neighbouring retailers include Iberica Restaurant, Toni & Guy and Ladbrokes with other occupiers close by including Pret a Manger, Timpson, Byron, Flight Centre and Caffè Nero.

The property benefits from high footfall from Farringdon Station. The location is well served for over and underground rail services with Crossrail due to open in the near future which should further improve the area.

DESCRIPTION

The shop currently trades as a dry cleaning drop off location and comprises a retail area at the front with a kitchen / staff area and toilet facilities to the rear. The property benefits from a modern suspended ceiling and lighting, gas central heating via wall mounted radiators and recessed lighting.

The net internal floor areas are as follows: -

Retail Area	450 sq.ft	(41.81 sq.m)
Kitchen / staff area	59 sq.ft	(5.48 sq.m)
Total	509 sq.ft	(47.29 sq.m)

TERMS

Available by way of an assignment of the existing lease which expires in November 2023. The current passing rent is **£50,000** per annum exclusive and there are no further rent reviews during the remainder of the term. **Alternatively a new lease maybe available direct from the landlord.**

Subject to Contract.

VAT

We understand that VAT is applicable to the rent.

RATES

The Valuation Office Agency Website describes the premises as 'Shop and Premises' and advises it as having a 2017 Rateable Value of £30,000. The UBR for 2020/21 is 49.9 pence in the £. Further enquiries in this regard should be made to Islington Council.

EPC F (136)

LEGAL COSTS Each party is to bear their own legal costs

For further information or to view please contact

Alexander Mullett MRICS Tel: 01737 222835

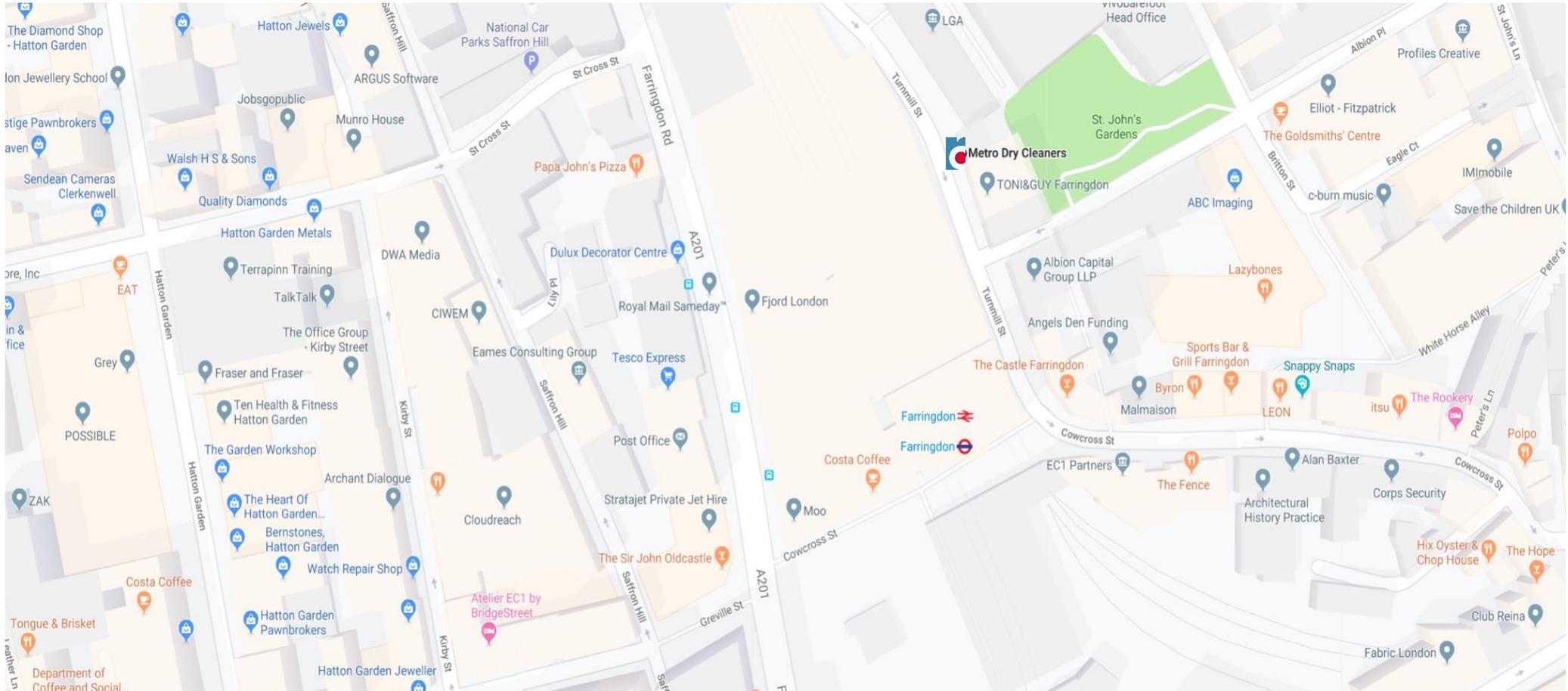
Email: alexander@raynerscommercial.com

Chris Richards MRICS Tel: 01737 222835

Email: chris@raynerscommercial.com

Or our Joint Sole Agents – Jarvis Keller Stephens

John Keller Tel: 0207 251 9226 Email: john@jarviskeller.co.uk



DISCLAIMER

Richards & Co (UK) Ltd trading as Rayners Commercial, for themselves and for the sellers or owners of this property, whose agents they are, give notice that (i) the particulars and any further information communicated to potential purchasers of the property, or their advisers are provided solely for the purpose of assisting potential purchasers or tenants in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property; (ii) all descriptions, dimensions, photographs, references to condition and necessary permissions or licences for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars. However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details.

No responsibility or liability is or will be accepted by Richards & Co (UK) Ltd, the seller(s) or owners of the property or any of their respective, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale or letting of the property.