

**PRIME LOCATION – A3 USE – NO PREMIUM**

## **RESTAURANT TO LET**

**1,087 SQ.FT (101 SQ.M)**

**131-133 CENTRAL STREET, LONDON EC1V 8AP**



**LOCATION:** The subject property is prominently located in Clerkenwell with access from both Central Street and Lever Street. The area is well served with cafés, restaurants and pubs. Transport facilities are convenient with Old Street and Angel Stations (London Underground Northern Line) being equidistant to the premises. Numerous bus routes also serve the area.

**DESCRIPTION:** The property comprises a double A3 restaurant unit with kitchen, storage and WC facilities. There is an outside area demised to the premises which could be used for extra seating.

66-70 Parkway, London NW1 7AH

T: 020 7482 1203 • F: 020 7482 4441 • E: [mail@christo.co.uk](mailto:mail@christo.co.uk) • [www.christo.co.uk](http://www.christo.co.uk)

**ALL MEASUREMENTS ARE APPROXIMATE:**

**Ground Floor**

**1,087 Sq Ft (101 Sq M)**

**TERMS:**

**LEASE:** A new Full Repairing and Insuring Lease directly from Landlord for a term of years to be agreed subject to periodic rent reviews.

**RENT:** £45,000 per annum exclusive

**PREMIUM:** Nil

**RATES:** We have been advised that the current Business Rates payable are £10,080 per annum. However, interested parties are advised to make their own enquiries to the Local Authority.

**S. CHARGE:** £1,400 per annum

**LEGAL COSTS:** Each party to bear their own legal costs.

**IDENTIFICATION:** Under the Money Laundering Regulations 2017, we are obliged to verify the identity of proposed tenants prior to instructing solicitors in order to assist in preventing fraud and money laundering. This information is required by Law.

**EPC:** Available upon request.

**VIEWING:** Strictly by prior appointment through **SOLE Agents** as above.

**CONTACT:** Mert Seyhan  
020 7482 1203  
[mert.seyhan@christo.co.uk](mailto:mert.seyhan@christo.co.uk)

**SUBJECT TO CONTRACT**



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