

Retail

444 sq. ft. / 41.32 sq. m.

Newly refurbished shop premises in a prominent retail parade

TO LET

218 City Road, London EC1V 2PN



LOCATION

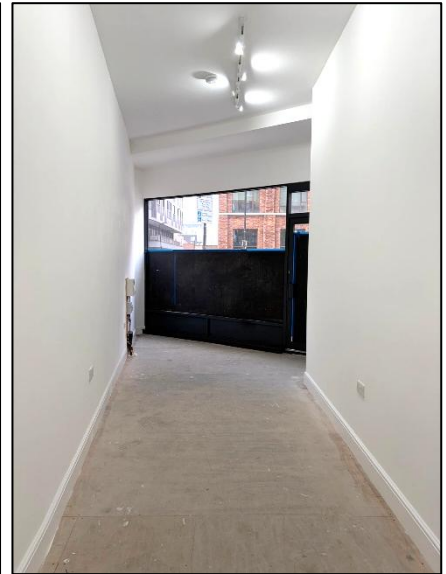
The shop is situated in a prominent position on City Road, opposite the junction with Shepherdess Walk. The surrounding area combines a mix of residential and commercial occupiers, with both Old Street and Angel Stations within walking distance. A number of bus routes also directly pass the premises.

TRANSPORT

Old Street Station (Northern line and National Rail)

Angel Station (Northern line)

Various bus routes



DESCRIPTION

The shop has just undergone a refurbishment and provides a self-contained ground floor retail area with ancillary basement storage.

The ground floor benefits from excellent natural daylight and good floor to ceiling heights.

HIGHLIGHTS

- Prominent retail location
- New shop front
- New track lighting system
- Power points
- Electric heating
- Self contained WC
- Basement storage – 2.6m eaves

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Ground	222	20.66
Basement	222	20.66
Total	444	41.32

LEASE

A new lease is available.

RENT

£18,000 per annum plus VAT.

BUILDING INSURANCE CONTRIBUTION

£470 per annum.

EPC

The shop has an EPC rating of C.

PLEASE CONTACT

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