

P-THREE®



**PRIME RETAIL / CAFÉ / GRAB & GO
OPPORTUNITY, 75 CITY ROAD, OLD STREET**

75 CITY ROAD, OLD STREET, LONDON, EC1Y 1BD

DESCRIPTION

A prominent retail, café or grab-and-go opportunity fronting City Road, moments from Old Street roundabout and underground station.

The unit offers strong pedestrian footfall from Tech City and the Shoreditch office district.

Old Street station has recently undergone refurbishment and a new entrance/exit to the underground is positioned just meters from the unit.

LOCATION

Old Street is located in the city fringe / Shoreditch office district. Nearby operators include Gails, Pret a Manger, Ozone Coffee & Sainsburys.

The unit is positioned directly opposite the White Collar Factory offices and restaurants Lilienblum and Daffodil Mulligan.

RENT

£50,000 per annum

BUSINESS RATES

Rateable value: £17,000
Rates payable: £8,483 per annum
Interested parties are advised to make their own enquiries with the London Borough of Islington.

SERVICE CHARGE

£2,841.10 per annum.

ENERGY PERFORMANCE CERTIFICATE

On Application.

VIEWINGS

For more information please contact P-Three:

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AREA

The accommodation comprises the following areas:

Ground	41.90 sq m / 451 sq ft
Basement	59.27 sq m / 638 sq ft
Total	101.17 sq m / 1,089 sq ft

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