# 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**

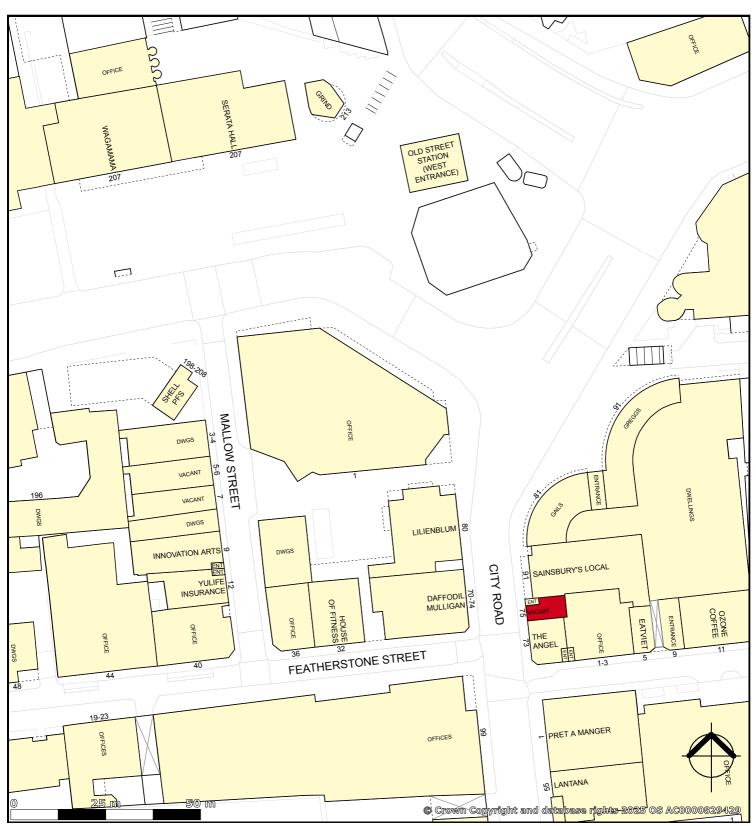
The accommodation comprises the following areas:

 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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