

152 St John Street, London, EC1V

Showroom To Let – 1,329 Sq.Ft.



RETAIL

London | Consultancy | Transactions | Independent | Experienced



Location

The property occupies a prominent position on St John Street, close to the busy junction with Clerkenwell Road. Clerkenwell is renowned for its cultural and artistic scene, as well as its diverse range of retailers and restaurateurs, meaning excellent week-long footfall and diverse audiences. Nearby occupiers include Pret A Manger, Waitrose and Tesco and the parade is also complemented by a variety of creative retailers such as Toto, Solus, Clerkenwell's Coffee & Book shop and Metro Imaging.

The unit is in excellent condition and benefits from natural light and high ceilings on the ground floor, giving it a spacious feel. The basement is open plan with exposed brick and wooden flooring.

The site is well serviced by rail and underground stations as Farringdon (National Rail, Circle, Elizabeth, Hammersmith & City and Metropolitan Lines) and Barbican (Hammersmith & City, Metropolitan, Circle Lines) stations are only a short walk away.

Tenure

The property is available by way of a new lease for a term to be agreed. The lease is to be contracted outside of the Landlord & Tenant Act 1954.

Accommodation

The premises are arranged over ground and basement floors comprising the following approximate net internal floor areas:

Description	sq ft	sq m
Ground Floor	587	54.5
Lower Ground	742	68.9
Total	1,329	123.4

Rent

£45,000 per annum exclusive.

Use

The premises benefits from Class E planning consent.

Business Rates

Interested parties are advised to make enquiries directly with Islington Council.

EPC

EPC is available on request.

Costs

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

Further Information & Viewing

Viewings are by appointment only via sole agents Levy Real Estate.

James Womack

T: 07713 135 549

E: james.womack@levyrealstate.co.uk

Matt Paulson-Ellis

T: 07867 781 811

E: matt.paulson-ellis@levyrealstate.co.uk

MISREPRESENTATION ACT 1967 - Levy Real Estate LLP for themselves and for the Vendors or lessors of this property whose agents they are given notice that: All description, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Levy Real Estate LLP has any authority to make or give representation or warranty in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated. October 2024

Levy Real Estate LLP
Heddon House, 149-151 Regent Street, London, W1B 4JD

T +44 20 7930 1070

E info@levyrealstate.co.uk

www.levyrealstate.co.uk



152 St John Street, London, EC1V

Showroom To Let – 1,329 Sq.Ft.



RETAIL

London | Consultancy | Transactions | Independent | Experienced

Location Plan



MISREPRESENTATION ACT 1967 - Levy Real Estate LLP for themselves and for the Vendors or lessors of this property whose agents they are given notice that: All description, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Levy Real Estate LLP has any authority to make or give representation or warranty in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated. October 2024

Levy Real Estate LLP
Heddon House, 149-151 Regent Street, London, W1B 4JD

T +44 20 7930 1070
E info@levyrealstate.co.uk

www.levyrealstate.co.uk

