

# PROPERTY PARTICULARS

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**Jarvis  
Keller  
Stephens**

Property Consultants  
& Estate Agents

## **A3 LEASE FOR SALE TRIPLE UNIT**

### **WITH EXCEPTIONAL FRONTAGE**

**91-95 CLERKENWELL ROAD,  
LONDON EC1R 5BX**



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**91-95 CLERKENWELL ROAD, LONDON EC1**



# 91-95 CLERKENWELL ROAD, LONDON EC1

<b>LOCATION</b>	<p>The property is located on the south side of Clerkenwell Road, very close to the junction with Leather Lane, in a popular location for eating out and drinking.</p> <p>Farringdon Station is a 5 minutes walk away and numerous buses run along Clerkenwell Road, serving the West End and the City.</p>								
<b>DESCRIPTION</b>	<p>The premises is arranged as a restaurant with seating over ground floor, mezzanine and basement.</p> <p>The rear ground floor contains an open kitchen currently used for pizza making (3 phase power electric cooking). The basement contains the premises main kitchen (gas cooking) and storage facilities. Office and ancillary space is at mezzanine level.</p>								
<b>LEASE</b>	<p>Assignment of a 12 year lease from September 2015, passing at a rent of £55,000 PAX and subject to 3 yearly rent reviews.</p>								
<b>PERMITTED USER</b>	<p>Restaurant/A3</p>								
<b>AREAS</b> (all areas are stated apx.)	<table><tr><td>Ground floor</td><td>1,505 sq ft</td></tr><tr><td>Mezzanine</td><td>728 sq ft</td></tr><tr><td>Basement</td><td>1,249 sq ft</td></tr><tr><td><b>TOTAL</b></td><td><b>3,482 sq ft</b></td></tr></table>	Ground floor	1,505 sq ft	Mezzanine	728 sq ft	Basement	1,249 sq ft	<b>TOTAL</b>	<b>3,482 sq ft</b>
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<b>TOTAL</b>	<b>3,482 sq ft</b>								
<b>LICENSING</b>	<p>We understand that the premises is licenced to 23:00, 6 days per week (Mon-Sat) with Sunday to 22.30.</p>								
<b>BUSINESS RATES</b>	<p>Business rates payable are currently apx. £19,680 per annum, however interested parties are advised to make their own enquiries of Camden council.</p>								
<b>PREMIUM</b>	<p>A premium of £50,000 is sought for my client's leasehold interest. My client is also willing to leave many of their chattels at no extra cost. Full list available on request.</p>								
<b>VIEWING</b>	<p>JARVIS KELLER STEPHENS – 020 7251 9226</p> <p><a href="mailto:john@jarviskellerstephens.co.uk">john@jarviskellerstephens.co.uk</a> 07876 245 302</p> <p><a href="mailto:josh@jarviskellerstephens.co.uk">josh@jarviskellerstephens.co.uk</a> 07521 673 997</p>								