

44-46 ST. JOHN STREET

LONDON, EC1M 4DF

TO LET

RETAIL PREMISES

CLASS E USES WILL BE CONSIDERED:
(OFFICE, MEDICAL, GYM, RETAIL ETC)

GROUND FLOOR 670 SQ.FT.



LOCATION

The property is situated along St John Street, midway between Smithfield Market and Clerkenwell Road. Farringdon, Barbican, Chancery Lane Underground Stations are within easy walking distance providing excellent links across London.



LE CAFE DUMARCHE



THE ROSEBERY



THE FENCE



IBERICA

FOOD AND DRINK

- | | |
|------------------------|------------------------|
| 1 Exmouth Market | 10 St John |
| 2 Leather Lane Market | 11 Club Gascon |
| 3 Clerkenwell Green | 12 Bleeding Heart Yard |
| 4 Dans Le Noir | 13 Exmouth Grind |
| 5 The Eagle | 14 Vinoteca |
| 6 The Slaughtered Lamb | 15 Brewdog |
| 7 Granger & Co | 16 Iberica |
| 8 Luca | 17 Le Cafe du Marche |
| 9 Smithfield Market | 18 The Fence |

HOTELS & LEISURE

- | | |
|-------------------------|---------------|
| 19 Malmaison | 23 Yotel |
| 20 The Rookery | 24 The Bryson |
| 21 The Rosebery | 25 Gymbox |
| 22 The Zetter Townhouse | 26 Pure Gym |



CONNECTIONS



Farringdon
04
■ ■

Barbican
06
■ ■ ■

Chancery Lane
11
■



Old Street
16
■ ■

King's Cross
St. Pancras
09
■ ■ ■ ■ ■ ■ ■

Paddington
13
■ ■ ■ ■ ■

Liverpool Street
09
■ ■ ■ ■ ■ ■ ■

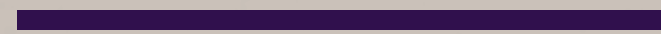
Oxford Circus
14
■ ■ ■ ■

Victoria
23
■ ■ ■ ■

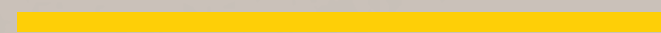
ELIZABETH LINE



THAMESLINK



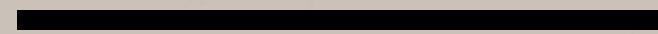
CIRCLE LINE



GREAT NORTHERN



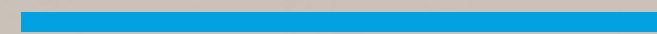
NORTHERN



PICCADILLY



VICTORIA



BAKERLOO



DISTRICT



HAMMERSMITH & CITY



METROPOLITAN LINE



CENTRAL



DESCRIPTION

The premises is arranged over an upper ground floor and part 1st floor room. The unit is currently a fully fitted hair salon but could be used for a variety of occupiers. The demise benefit from spot light, natural light from two sides, timber and steel flooring, scope for outdoor seating, WC, staff room and stock room (1st floor).

SPECIFICATIONS

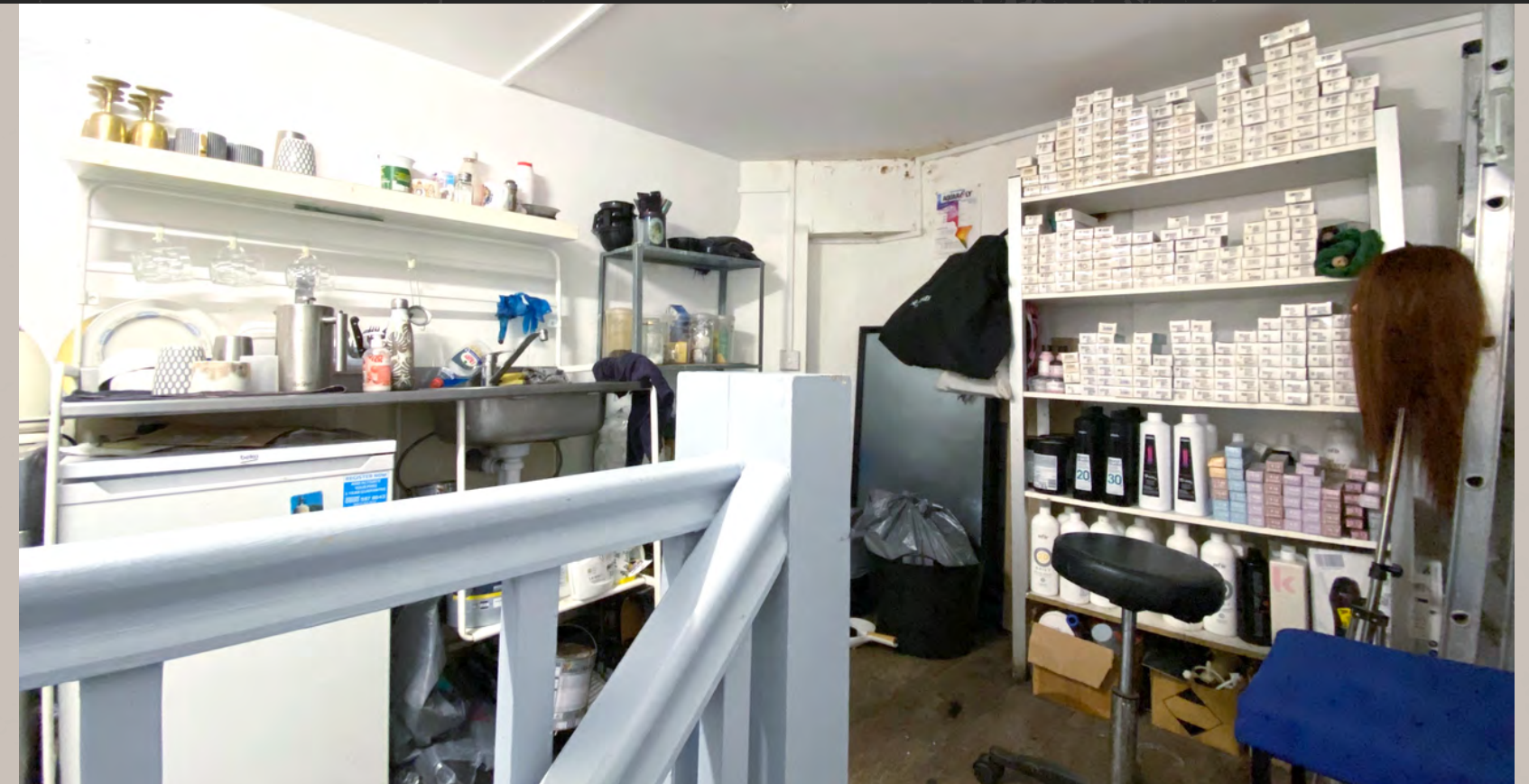
-  Fully Fitted
-  Spot Light
-  Natural Light From Two Sides
-  Timber and Steel Flooring
-  Scope for Outdoor Seating
-  WC
-  Staff Room and Stock Room (1st Floor)



FINANCIALS

Area	Ground Floor
Total Size (sq.ft.)	670
Passing Rent (p.a.) excl.	£45,000
Service Charge	TBC
Estimated Rates Payable (p.a.)	£12,600
Estimated Occupancy Cost excl. (p.a.)	£57,600

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.



LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

FLOOR PLANS

Available upon request.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

The property has EPC Rating D-76.

VAT

TBC.

VIEWINGS

Strictly through Robert Irving Burns.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.

November 2023.

CONTACTS

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RIB

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