

PROPERTY PARTICULARS

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Property Consultants
& Estate Agents

1,200 SQ FT

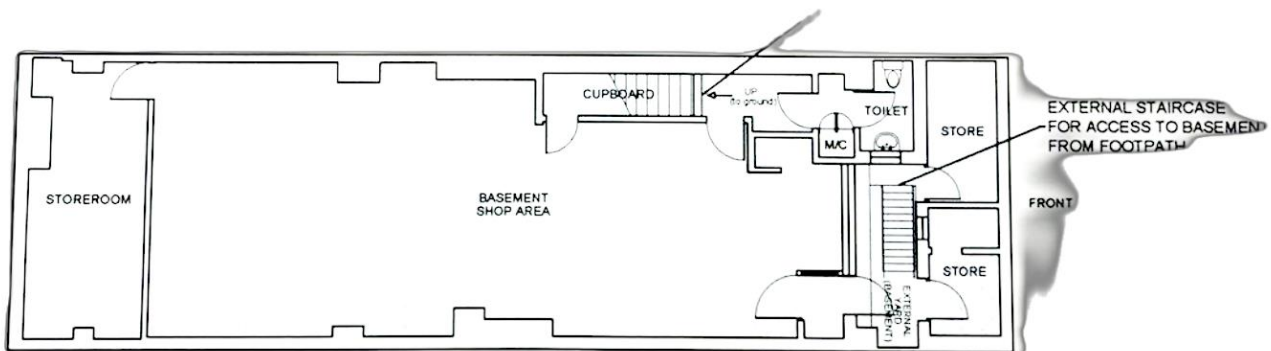
RETAIL/SHOWROOM UNIT

IN HATTON GARDEN



45 HATTON GARDEN, LONDON EC1N 8EU

Information is given only on the following basis. 'Information' means these details and any other information, verbal or in writing, which we give you or your representatives in relation to the property or the transaction. Information does not form part of any offer or contract. These particulars are a general outline only and cannot be relied on as statements of fact. Information is believed to be correct but we do not guarantee its accuracy. Information supplied by our client is passed on in good faith and we do not independently check it. Measurements are approximate only. We do not check services or legal or title matters. We do not warrant that necessary permissions exist. You must satisfy yourself about the accuracy of all Information and that the property and the terms meet your requirements by your own inspection and investigations.



45 HATTON GARDEN, LONDON EC1N 8EU

LOCATION

The property is situated on the east side of Hatton Garden very close to the junction with St Cross Street.

Farringdon station (Circle, Hammersmith & City and Metropolitan lines , Elizabeth line and National Rail) is under a 5 minute walk away.
Chancery Lane station is also a short walk away (Central line).

DESCRIPTION

Comprising a well-proportioned lower ground floor retail/showroom unit benefitting from a private entrance from Hatton Garden.

The accommodation is open plan, with good floor to ceiling height and some natural light, offering ideal space for showroom, workshop and storage use.

A large safe is in the premises.

AREA	SQ FT	SQM
All measurements are stated approx.	1,200	111.48

AMENITIES	* Hatton Garden address * Partially fitted jewellery showroom unit * New lease	* Private entrance * Open plan * No premium
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ANNUAL RENT £47,500 PAX

BUSINESS RATES The rateable value of the property is £26,250. This is not the rates you pay. We understand rates payable are £13,099. Relief may be available. Interested parties are advised to confirm this with Camden council.

SERVICE CHARGE TBC

VAT Tbc.

EPC B/43

LEASE A new underlease is available by arrangement directly from the Landlord, to be granted outside of the Landlord & Tenant Act.

VIEWING By appointment through sole agent

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