



RESTAURANT PROPERTY

Lease available

**Leather Lane A3/A5 Opportunity**  
**Close to Hatton Wall and Clerkenwell Road**



Leather Lane A3/A5 Opportunity  
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**83 Leather Lane, London EC1N 7TS**

Approx 761 sq ft

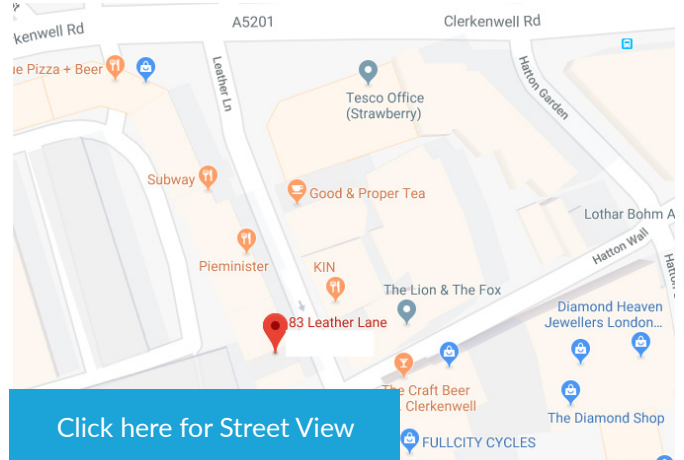
Location

The premises are located at the northern end of Leather Lane, between the junctions of Hatton Wall and Clerkenwell Road. Leather Lane itself plays host to one of London's most famous food markets, trading Monday to Friday.

Occupiers in the immediate vicinity include KIN, Greggs, Gubb James, Singtong Burger House, The Craft Beer Co. Clerkenwell, Pieminister and Attendant Clerkenwell.

Nearby



**Leather Lane A3/A5 Opportunity****Close to Hatton Wall and Clerkenwell Road**
[Click here for Street View](#)

## Accommodation

Arranged over ground floor (including kitchen with full extraction), and basement (sales-quality), with the following approximate areas:

Ground Floor	418 sq ft
Basement	343 sq ft
<b>Total Internal Area</b>	<b>761 sq ft</b> (70.72 sq m)

## Lease

Assignment of lease, expiring July 2020 at a current rental of £31,000 pax. The lease is understood to be held inside the Landlord & Tenant Act 1954.

Alternatively, a new lease may be available, on terms to be agreed.

## Premium

£70,000, for the benefit of the leasehold interest.  
Fixtures and fittings to be agreed.

## Rates

We understand that the property is assessed as follows.

<b>Rateable Value</b>	<b>£30,000</b>
<b>Payable 2019/20</b>	<b>£14,730</b>

Interested parties are advised to verify with the Local Rating Authority.

## EPC

An Energy Performance Certificate is available upon request.

## Legal costs

Each party to be responsible for payment of their own costs.

## Contact

For further information or to arrange a **strictly confidential** viewing contact:

**Theo Benedyk**

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Leather Lane Food Market

**Important:** These property particulars are believed to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.