



## 391 City Road, London EC1V 1NE



### Area

Approx 760 sq ft



### Location

Moments from Upper Street



### Tube

Angel



### Frontage

Return frontage



### Rent

£55,000

## LOCATION

The unit occupies a prominent position on one of Central London's principal arterial routes, linking the City, Shoreditch and Islington. The property benefits from high levels of pedestrian and vehicular traffic, excellent public transport connections, and close proximity to Old Street, Angel and Farringdon, within a vibrant mixed-use commercial and residential location

## DESCRIPTION

Formerly a café, the unit is configured as a main seating area, customer WC, cold room, staff WC and a preparation cooking area. Approx 760 sq ft.

There is an outdoor terrace to the front that has previously been used for a seating area.

The adjacent unit of approx 172sq ft may be also be available to interest parties.

## TERMS

Available by way of a brand new lease on terms to be agreed.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## ADMINISTRATIVE COSTS

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract /references.

## RATES

According to the Valuation Office the Rateable Value is £30,000 per annum. Interested parties are encouraged to make their own enquiries with Islington council.

## EPC

For further information please contact:  
[hello@obre.co.uk](mailto:hello@obre.co.uk)



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