



**FOR SALE**

**73 Central Street,  
London, EC1V 8BU**

**1,332 sq ft**

**Prominent  
showroom/office in  
Clerkenwell - For Sale  
(Part Investment)**



**VIDEO TOUR**

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## Description

The property currently provides accommodation to two companies split between ground and Lower Ground, both self contained with kitchen and WC facilities on both floors. Benefiting from fantastic floor to ceiling heights and exposed modern services such as air conditioning, the property provides attractive an office space in a prime location.

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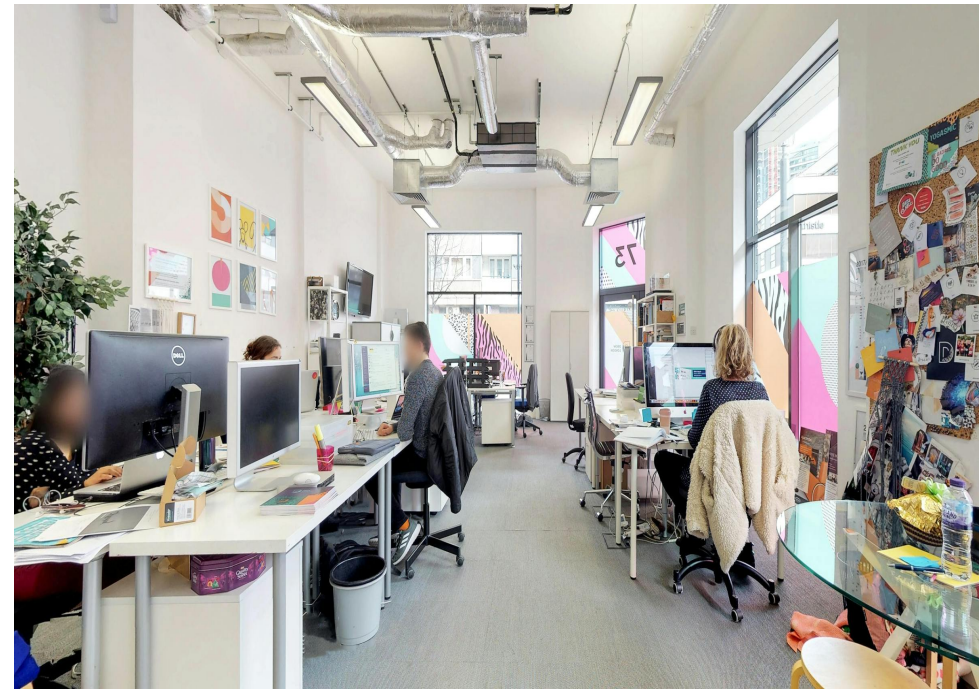
## Location

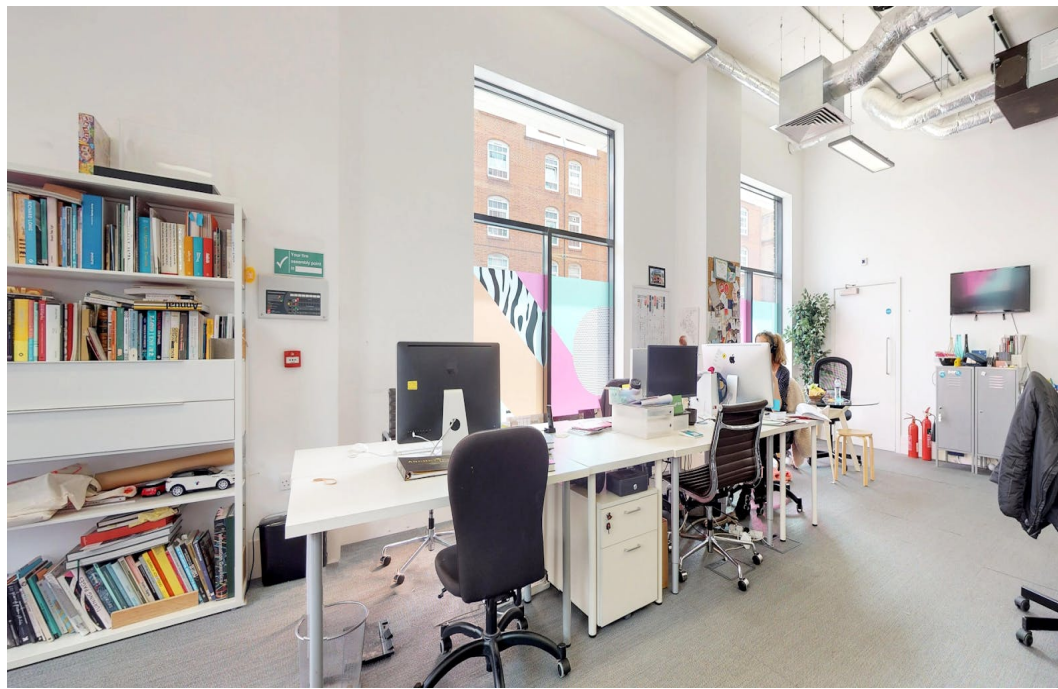
Located on Central Street at its junction with Lever Street and walking distance from Old Street, Barbican and Farringdon Stations. The area is well served by the cafes, bars and restaurants of both Clerkenwell and Shoreditch. Neighbours include co-working centre FORA and Palatino restaurant.

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## Key points

- Prominent corner location arranged over ground and lower ground
- Perfect showroom / retail space
- New lease direct with landlord
- Floor to ceiling glazing and air conditioning on ground floor
- Multiple WCs and shower facility
- Rental Income Lower ground floor £16,800 PA (Tenancy Schedule Available Upon Request)
- Vacant possession can be achieved by March 2026





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## Accommodation

Name	sq ft	sq m	Tenure	Availability
Ground	764	70.98	For Sale / To Let	Available
Lower Ground	568	52.77	For Sale	Available

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## Rents, Rates & Charges

Price	Offers in excess of £875,000
Rates	£13.32 per sq ft
Service Charge	£3.50 per sq ft
VAT	On application
EPC	C (58)

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## Viewing & Further Information



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