

FOR SALE

73 Central Street, EC1

73 Central Street, London EC1V 8BU



Office for sale, 1,332 sq ft, £950,000 (offers in excess of)

To request a viewing call us on 0203 911 3666

For more information visit <https://www.realla.co.uk/m/41633-73-central-street-ec1-73-central-street>

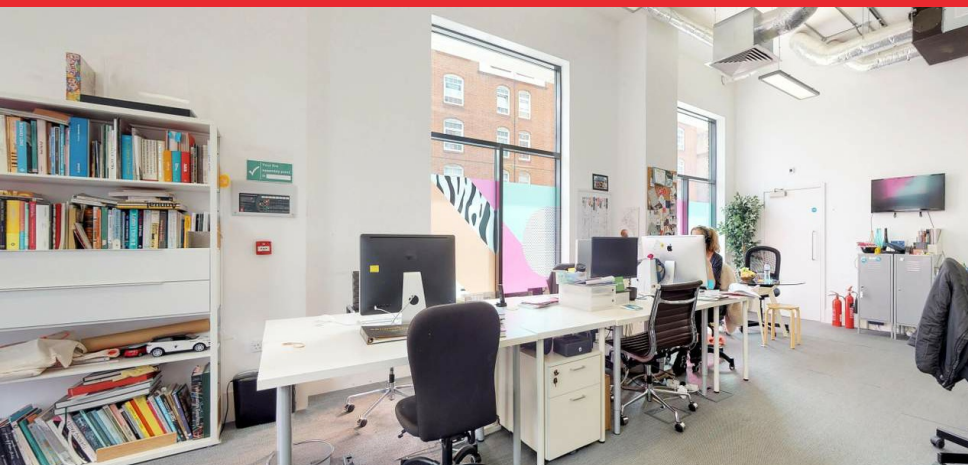
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1,332 sq ft ground and lower ground floor investment for sale

Situated 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 cafes, bars and restaurants of both Clerkenwell and Shoreditch. Neighbours include co-working centre FORA and Palatino restaurant.

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

Further information on tenants/leases available upon request

Highlights

- Prominent ground floor with shop front
- Air conditioning
- Great ceiling heights
- Within a modern mixed use development
- Current rental income of £55,000 per annum
- The 250 year long leasehold interest is subject to an annual ground rent of £1,000 which is reviewed upwards only every ten years in line with RPI

Property details

Price	£950,000 (offers in excess of)
Est. S/C	£2,457 per annum
Est. rates payable	£11.70 psf £15,589 per annum
Tenure	Long leasehold
Deal type	Investment
Size	1,332 Sq ft

Floor	Size sq ft	Notes
Ground Floor	764	Current rent £35,000 per annum until Jan 2023 (Koplus Furniture Ltd)
Lower Ground Floor	568	Current rent £20,000 per annum until June 2022 (On Flight Couriers Ltd)
Total	1,332	

More information

[Visit microsite](#)

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Contact us

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Quote reference: RENT-40179

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