

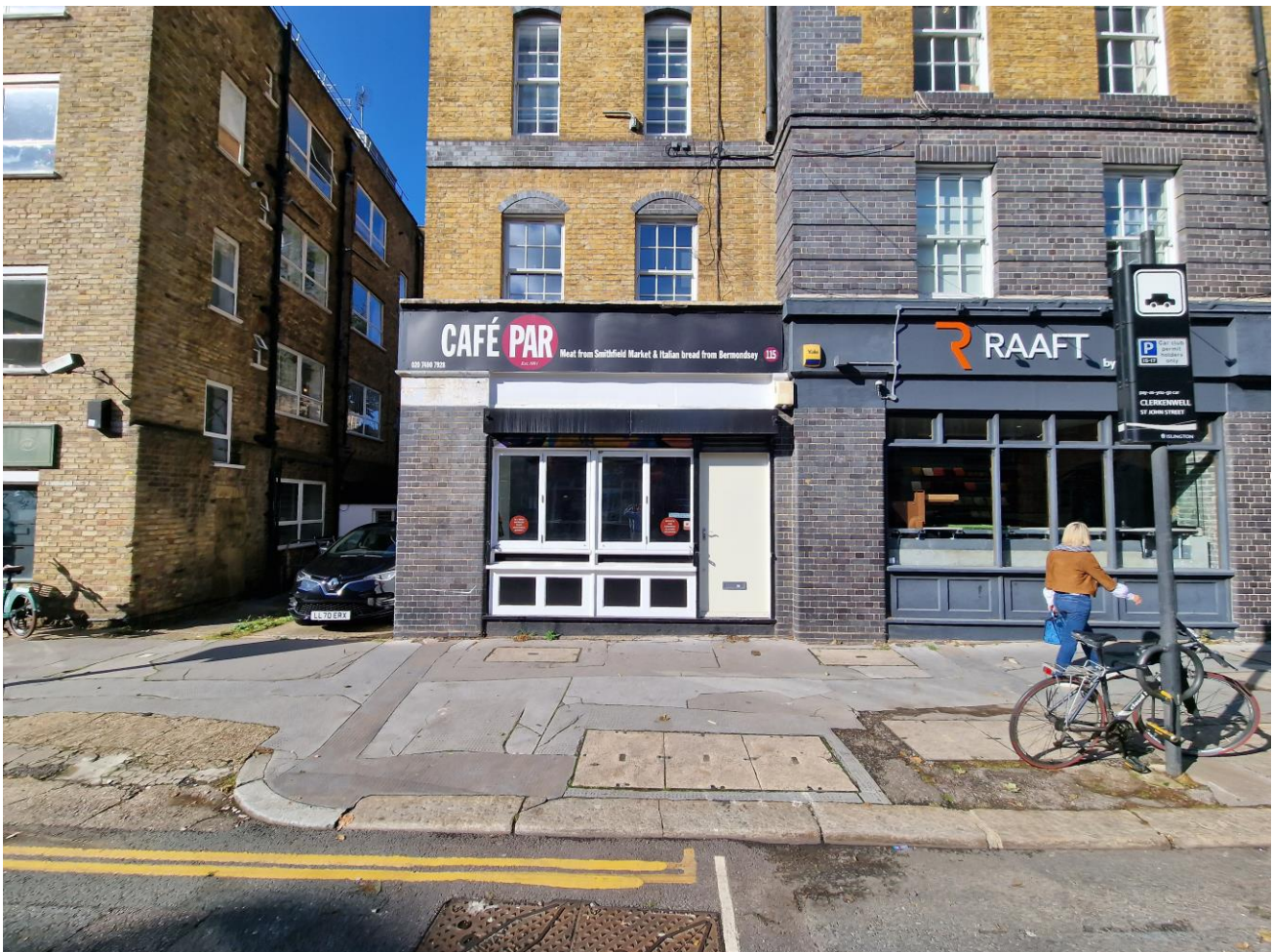
PROPERTY PARTICULARS

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Property Consultants
& Estate Agents

GROUND FLOOR UNIT FOR SALE ON 999 YEAR LEASE/VIRTUAL FREEHOLD

IN THE HEART OF CLERKENWELL



115 ST JOHN STREET, LONDON EC1V 4JA

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.



115 ST JOHN STREET, LONDON EC1V 4JA

LOCATION	<p>The property is located prominently on St John Street opposite Great Sutton Street, very close to the busy junction with Clerkenwell Road.</p> <p>Farringdon Station is 5 minutes walk away and nearby are Luca, The Zetter, Granger & Co, The Taste of Silence, along with Waitrose, Tesco and Pret a Manger.</p>
DESCRIPTION	<p>The premises is arranged as a ground floor café/restaurant with seating for 30 covers, counter, rear kitchen , food preparation, storage and WC.</p>
AMENITIES	<ul style="list-style-type: none">* Sought after location* Excellent natural light* Good floor to ceiling height* Wooden floor* WC* Front and rear access* Window frontage
TENURE	<p>Available for sale on a 999 year lease from 13th September 2007, at a peppercorn rent.</p>
PRICE	<p>OIRO £475,000</p>
VAT	<p>We understand that the Property is not VAT elected, and VAT will not be charged on the sale.</p>
AREAS <i>(all areas are stated apx.)</i>	<p>Ground floor 500 sq ft/46.45 sqm</p>
BUSINESS RATES	<p>Rateable Value £18,500. This is not the rates you pay. We understand business rates payable are approx. £9,232 per annum. Interested parties are advised to make their own enquiries of Islington council to confirm this. Relief may be available.</p>
EPC	<p>Upon application.</p>

VIEWING

Through Sole Agent
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