

PROPERTY PARTICULARS

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Property Consultants
& Estate Agents

CAFÉ /CLASS E PREMISES

PROMINENTLY SITUATED ON OLD STREET BY BUSY JUNCTION WITH CLERKENWELL ROAD



10 OLD STREET, LONDON EC1V 9AB

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.





10 OLD STREET, LONDON EC1V 9AB

LOCATION The property is located prominently on the corner of Old Street and Sycamore Street, very close to the busy junction with Clerkenwell Road and Goswell Road where Pret a Manger, Pizza Express and Costa Coffee all have outlets.

Old Street (Northern line and train) and Barbican (Circle, Hammersmith & City & Metropolitan lines) stations are approx. 5 minutes walking, and the area receives excellent footfall. Numerous bus routes also run along Old Street, right past the unit, 24/7.

DESCRIPTION The premises is arranged as a ground floor café unit with basement kitchen and ancillary accommodation. The ground floor benefits from 35ft frontage, excellent natural light and a new shop fit out to include attractive counter and window seating, exposed air conditioning system, mechanical shutter and wood effect flooring.

The basement comprises a large, well equipped kitchen with mechanical ventilation system and separate office, storage space and WC.

LEASE Assignment of 25 year lease from June 2025 , granted outside sections 24-28 of the Landlord & Tenant Act for security of tenure, with tenant only break clauses at the end of the 10th and 20th years, and 5 yearly rent review pattern.

ANNUAL RENT £60,000 per annum exclusive payable quarterly in advance.

PREMIUM £40,000 to include leasehold interest, furniture and equipment.

USER Class E including café, retail and showroom.

BUSINESS RATES We understand that the Rateable Value from 1st April 2026 is £27,750. This is **not** the rates that you pay. Business rates payable are estimated at £10,601 per annum. Interested parties are advised to make their own enquiries with Islington council.

AREAS The premises comprises the following approximate floor areas and dimensions:-
(all areas are stated apx. N/A)

Ground floor	485 sq ft	45.06 sqm
Basement	571 sq ft	53.05 sqm
TOTAL	1,056 sq ft	98.11 sqm

Frontage	35.00 ft	10.7 m
Shop depth	20.65 ft	6.29 m
Internal width	25.46 ft	7.76 m
Floor to ceiling height	9.85 ft	3.00 m

EPC C/54

VAT The premises is not currently VAT elected. The Landlord does not charge VAT on outgoings.

VIEWING

Through sole agent
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