

# PROPERTY PARTICULARS

One St. John Street | Smithfield | London | EC1 M4AA  
Tel: 020 7251 9226 | Fax: 020 7253 7480 | [agency@jarviskeller.co.uk](mailto:agency@jarviskeller.co.uk)

Property Consultants  
& Estate Agents

## RETAIL/CLASS E UNIT TO LET

## OPPOSITE FARRINGDON STATION

**\*\* 2 MINUTES FROM THE NEW MUSEUM OF  
LONDON BUILDING, OPENING IN 2026\*\***



## 66 LONG LANE, LONDON EC1A 9EJ

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.





## 66 LONG LANE, LONDON EC1A 9EJ

### LOCATION

The premises are situated on Long Lane opposite the entrance to Farringdon station (Elizabeth line, Metropolitan, Hammersmith & City and Circle via Barbican, and Thameslink), providing direct links to the City, West End, Canary Wharf and three of London's five airports.

### ACCOMMODATION & AREA

Ground floor retail unit comprising of the following approximate dimensions and floor areas:-

Area	546 sq ft	50.69 sqm
Frontage	11 ft	3.35 m
Shop depth	40.81 ft	12.44 m
Internal width	15.98 ft	4.87 m
Floor to ceiling height	9.85 ft	3.00 m

The premises are fitted out and benefit from a modern shop front, good natural light, air conditioning, kitchenette and WC.

### TENURE

A new effective, full repairing and insuring lease is available by arrangement direct from the Freeholder.

### RENT

£60,000 per annum exclusive.

USE	Class E including retail, restaurant, medical, leisure and office.
BUSINESS RATES	The rateable value of the premises is £42,250. This is not the rates you pay. The estimated business rates payable per annum are £21,928. However, we understand that 40% relief is available from 1 <sup>st</sup> April 25-31 <sup>st</sup> March 26. Interested parties are advised to make their own enquiries with the City of London Corporation.
EPC	Tbc
SERVICE CHARGE	Fair proportion
LEGAL COSTS	Each party are to pay their own legal costs.
VIEWING	Strictly by appointment through sole agents:-

**JARVIS KELLER**

**020 7251 9226**

**John Keller**

**[john@jarviskeller.co.uk](mailto:john@jarviskeller.co.uk)**

**07876 245 302**