

Class E unit FOR SALE in 261 City Road**1300 sq. ft. (120 sq. m.) Quoting £675,000****Rented for £33,000 pax (4.88% Net Initial Yield)****DESCRIPTION**

The premises extend to approximately 1,300 sq. ft. (120 sq. m.) and are located in a corner unit on the ground floor next to a new landmark tower in City Road. The main 60 ft (20m) frontage is waterside, facing the City Road basin, and return frontage facing the interior of the building. The unit benefits from floor to ceiling windows to all the frontage, and is offered fitted as offices / showroom.

Misrepresentation Act

These particulars are prepared for the guidance only of prospective purchasers or lessees. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. Any information contained herein is given in good faith but should not be relied upon as being a statement or representation of fact and purchasers or lessees must rely on their own enquiries in this regard.

COMMERCIAL

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HURFORD SALVI CARR LIMITED REGISTERED IN ENGLAND NO. 3078164

LOCATION

The building is located walking distance to Angel and Old Street underground stations, benefiting within the catchment of Old Street technology hub and many new residential high end developments being built in the vicinity.



TENANT

the premises are leased to Hinomi (UK) Limited, starting Nov 2023 for a period of 10 years at a passing rent of £33,000 pax.

SALE

£675,000 for the sale of the long leasehold interest (approximately 128 years unexpired)

LEASE

A new lease direct from the Landlord for a term to be arranged

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BUSINESS RATES

Current rateable value according to the VOA website is £42,110 and Payable rates in region of £21,000 per annum. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

SERVICE CHARGE

Approximately £4,000 per annum.

LEGAL COSTS

Each party to pay their own legal costs incurred in this transaction

EPC RATING

Rating C

FURTHER INFORMATION

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