



GROUND FLOOR & BASEMENT UNIT TO LET

TERMS

The property is available by way of a new effectively full repairing and insuring lease for a length of term to be agreed, subject to 5 yearly upward only rent reviews.

EPC

E (106)

RATEABLE VALUE

£36,250 (2023)

RENT

£55,000 pa

FLOOR AREAS

	SQ FT	/ SQ M
Ground Floor	320	29.73
Basement	2,702	251.02

**SUBJECT TO CONTRACT &
SUBJECT TO VACANT
POSSESSION**

IMPORTANT NOTICE Jackson Criss, their clients and any joint agents give notice that 1 They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise They assume no responsibility for any statement that may be made in these particulars These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact 2 Any areas, measurements or distances are approximate The text, photographs and plans are for guidance only and are not necessarily comprehensive It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities Purchasers must satisfy themselves by inspection or otherwise.

FARRINGDON – 4 West Smithfield EC1A 9JX

- Farringdon is one of London's most dynamic areas, with range of retail, office, creative spaces alongside a renowned Food & Beverage offering
- Subject property is located opposite proposed new **London Museum**, due to open from 2026
- Nearby occupiers include **Tesco Express**, **Urban Golf**, **Smithfield Butchers** and a range of **independent eateries and cafes**.
- Unit benefits from large basement space with good ground floor access lobby, suitable for a range of uses including **Beauty, Medical, Retail** or **Leisure**

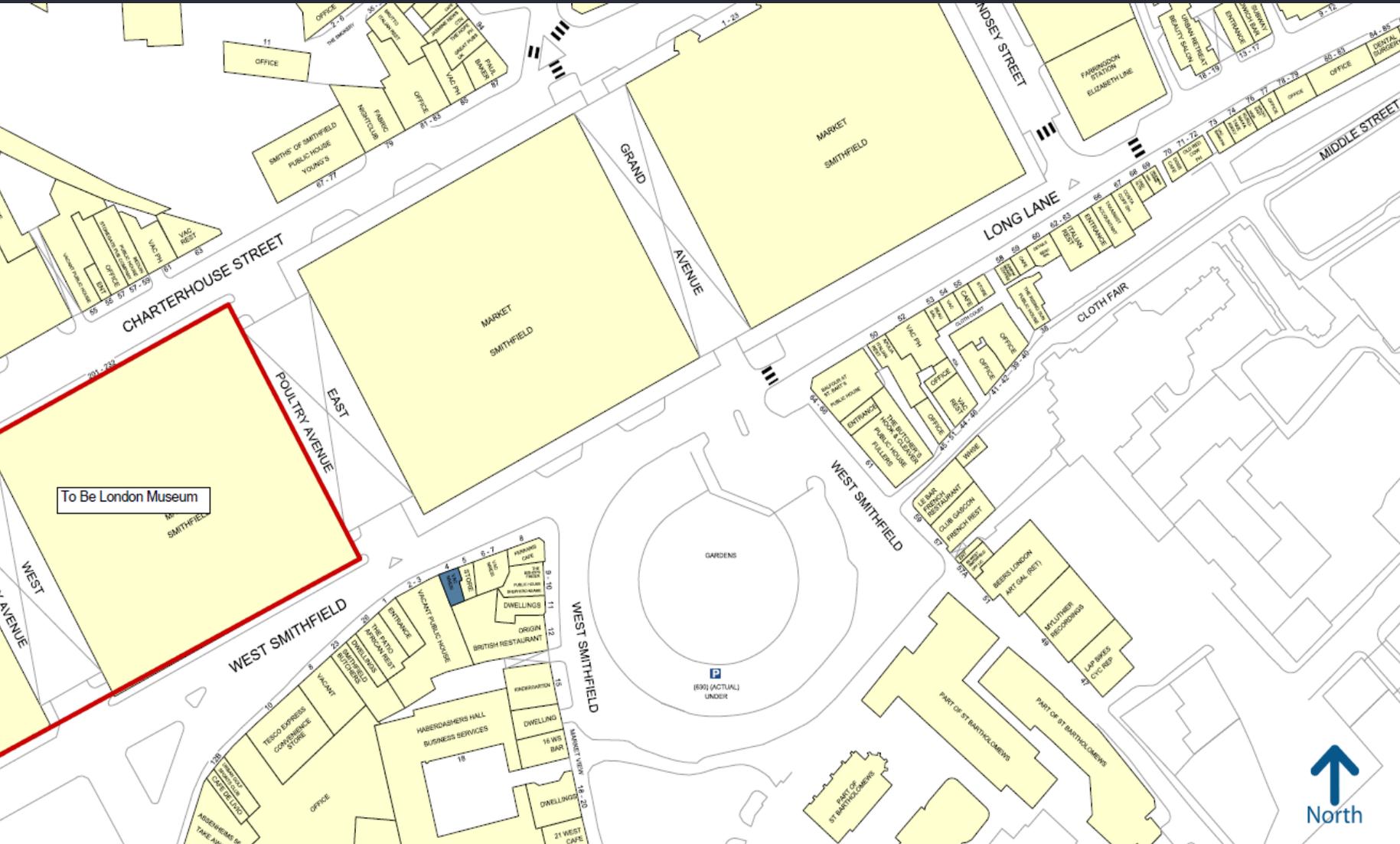


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MEDICAL, BEAUTY OR RETAIL OPPORTUNITY



Money Laundering Regulations
Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

JACKSON CRISS

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