

TO LET – FORMER HEALTHCARE PREMISES



Former Healthcare Premises

2,000 sq ft (186 sq m)

72 Nile Street
London
N1 7SR

Location

The property is located just north of Old Street roundabout and accessed from Provost Street off City Road. Old Street Station is a short walk away providing National Rail and London Underground (Northern Line) services.

Description

This a ground floor unit previously used for cosmetic surgery. Our client is planning to strip out and refurbish for general business use, but for a short period we are offering this space with the benefit of the medical fit-out.

It benefits from double frontage and doors onto Nile Street and Vestry Street, plus a rear entrance from a courtyard and loading area. The property is approximately 2,000 sq ft (186 sq m).

Term

A new lease is available direct from the Landlord for a term to be agreed.

Rent

£49,000 per annum exclusive of VAT.

Amenities

- Suspended Ceilings
- Air Conditioning (not tested)
- WC's
- Kitchenettes
- Automatic Roller Shutters
- Double Frontage
- A car parking space may be available by separate negotiation

The particulars shown are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.

Aston Rose, part of Rapleys

Property Management
johnwilliams@astonrose.co.uk

Investment & Development
kenmorgan@astonrose.co.uk

Building Consultancy
timrichards@astonrose.co.uk

Sales, Lettings & Acquisitions
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Lease Advisory
robcragg@astonrose.co.uk

Valuation Services
duncanpreston@astonrose.co.uk

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Service Charge

£2,454.95 per annum.

Business Rates

The rateable value is £22,750. Rates payable will be c. £11,352 per annum.

Energy Performance Certificate (EPC)

TBC

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in a transaction.

VAT

Property is VAT elected.

Viewing

Strictly by appointment only through the sole letting agents, Aston Rose, part of Rapleys:

Tim Richards T: 020 7409 9447
timrichards@astonrose.co.uk

Tom Newey T: 020 7079 1949
tomnewey@astonrose.co.uk

James Hutton T: 020 7079 1941
jameshutton@astonrose.co.uk



Use - Important Notice

On 1st September 2020 a new class E was introduced in England. This incorporates the old use classes, A1, A2, A3, B1 and elements of D1 and D2. Thanks to this, the subject property can now be used for retail, lighting industrial, offices, café, restaurant, training, R&D, crèche/Nurse, fitness, health and Medical services without planning consent for change of use. All uses are subject to Landlord's approval.

Subject to Contract
December 2023

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