

# 120 ALDERSGATE STREET, LONDON EC1A 4JQ



FAREBROTHER

RETAIL TO RENT | 1,000 - 1,500 SQ FT | £50,000.00 - £ 70,000.00 PA



THE REAL ESTATE SPECIALISTS

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FAREBROTHER

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## PROMINENT A1 RETAIL UNIT WITH POTENTIAL FOR OUTSIDE SEATING

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### DESCRIPTION

The subject property is situated centrally on Aldersgate Street just to the north of Barbican Underground Station (Circle, Hammersmith & City, Metropolitan) and in close proximity to the Barbican, the existing Museum of London and Smithfield Market, which is to be the new home of the Museum of London.

Farringdon Station (Circle, Hammersmith & City, Metropolitan, Elizabeth, National Rail) is within striking distance and the new Eastern Ticket Hall will be within 250 metres of the property.

The demised premises will comprise a self contained, ground floor retail unit of between 1,000 and 1,500 sq ft, to suit occupier requirements. The unit will be delivered to a shell specification with capped services and would be suitable for a variety of coffee and/or food to go uses.



### AVAILABILITY

FLOOR	SIZE (SQ FT)	AVAILABILITY
Ground Floor	1,500	Available
<b>TOTAL</b>	<b>1,500</b>	

### AMENITIES

- Excellent frontage with potential for outside seating
- Within 250m of Farringdon's new Eastern Ticket Hall
- Densely populated surrounding area
- Flexible unit size of between 1,000 and 1,500 sq ft

### TERMS

RENT	RATES	S/C
£50,000.00 - £ 70,000.00 PA	The property is to be assessed for Rates	TBC

### GET IN TOUCH

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