



AVAILABLE TO LET

## Record Hall, Leather Lane

London, EC1N 7RJ

# Farebrother

A1 Retail / A3 Restaurant

To request a viewing call us on 020 7405 4545

For more information visit <https://realla.co/m/11691-the-record-hall-leather-lane>

Neil Davies  
ndavies@farebrother.com

Matt Martin  
mmartin@farebrother.com



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## Prominent unit in the heart of Leather Lane

Leather Lane is a well established retail and leisure destination famed for its lunchtime market. Sitting between Holborn, Farringdon & Clerkenwell and adjacent to Hatton Garden, the street is well connected, being within 500m of both Chancery Lane (Central Line) and Farringdon (Circle, Hammersmith & City, Metropolitan, Elizabeth, National Rail) stations.

The subject property comprises a ground floor retail unit sitting beneath a 60,000 sq ft, newly refurbished Workspace development. Located centrally on the street, the unit benefits from excellent frontage and is finished to a shell specification with capped services. A planning application has been submitted for a change of use to A3 Restaurant.

### Highlights

- Significant office population within the surrounding area
- Established destination surrounded by strong demographics
- High levels of passing footfall

### Property details

<b>Rent</b>	£85,000 pa
<b>Rates detail</b>	The property is to be assessed for Rates
<b>Lease type</b>	New
<b>EPC</b>	Available on request

Floor	Size sq ft / sq m	Total pa	Status
Ground	2,582 239.88	£85,000.00	Available

\* All sizes GIA



### More information

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### Contact us

Farebrother  
27 Bream's Buildings, London EC4A 1DZ  
www.farebrother.com  
020 7405 4545  
enquiries@farebrother.com  
in linkedin.com/company/farebrother  
t @FarebrotherRE

Neil Davies  
Farebrother  
020 7855 3595  
ndavies@farebrother.com

Matt Martin  
Farebrother  
020 7855 3569  
mmartin@farebrother.com

Kit Alexander  
Colliers  
0207 344 6558  
kit.alexander@colliers.com

Strictly by appointment via the joint Sole Agents.

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