

3 Torrens Street, London **EC1V 1NQ**

FOR SALE

OIEO - £2,500,000

Vacant lower ground floor and basement virtual freehold "lock-up" licensed shell unit, forming part of a newly constructed office building development by Angel TFL Station

**Lambert
Smith
Hampton**

London EC1V 1NQ

Description

The Subject forms the lower ground and basement areas of a newly constructed £117m office building totalling eight floors offering circa 2,000 new desks.

The premises is situated next to the main entrance of Angel Square (the building) and has been designed to offer an exemplar contemporary accommodation, with the highest environmental credentials.

Internally, the main trading area is presented in a shell fit out with internal ducting in place for kitchen extraction if required.

The current plans consist of a bar/restaurant although the configuration of floor areas and sizes are highly conducive to all alternative uses i.e. retail/CTN (subject to landlord's consent).

There is space to accommodate in excess of 30 seating to the external areas of the premises (subject to obtaining a pavement licence & landlord's consent).

Accommodation

Basement - 1,024 sqft (95.10 sqm GIA)
Lower GF - 4,547 sqft (422.40 sqm GIA)
Total - 5,571 sqft (517.50 sqm GIA)
* The floor to ceiling height is 3.4m

Specification

- Lower GF & basement of a newly constructed office block
- Fully licensed 116 year virtual freehold lock-up premises
- Located adjacent to Angel TFL Station
- Internal lower ground floor capacity of 250 persons

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Location

The Subject premises is located immediately adjacent to Angel TFL Station, on Torrens Road at the junction with City Road. The surrounding area is characterised by a mix of commercial, retail, leisure, and residential uses, benefitting from high pedestrian footfall.

* The Subject premises will benefit from Crossrail 2, which will have a station located immediately adjacent (see map to the right). Construction to begin 2026.

Terms

Virtual freehold - 116 years at a peppercorn rent.
There will be a service charge to cover common areas.

Licensing

The Subject premises is licensed for the sale of alcohol from:
Monday - Wednesday 10:00 - 23:00
Thursday - Saturday 10:00 - 02:00
Sunday 12:00 - 22:30

Energy Performance Rating

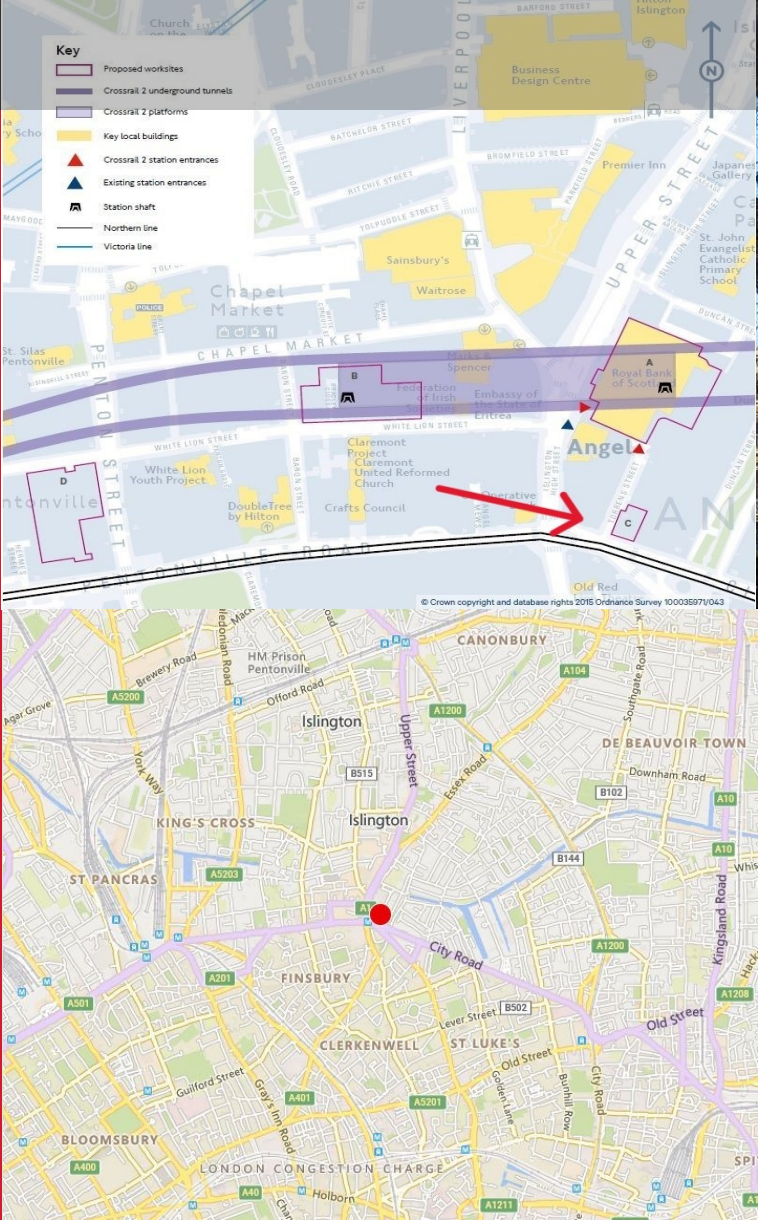
A25 - Rating for the entire building.

Business Rates

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.



Viewings

By prior appointment only.

NEIL MORGAN
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**Lambert
Smith
Hampton**

Plan A

Public House

● FFL 31.500 AOD

LUL Demise

Escalator Bank

Void

Void

REFER TO DRAWING
21085_AHMM_ZZ_B1_DR_A_03099

31.480

31.450

31.190

31.170

Plan B

