

# OUTLET RESIDENTIAL



## Rosebury Avenue

London EC1R 4SL

- Available immediately
- Ground and lower ground floor
- Prominent position
- Pay and Display parking bays outside
- Bus route
- Class E use
- Double-fronted unit
- Major road between Holborn and Islington
- Regular footfall
- 102 sqm

£2,300 Per Month

# Rosebury Avenue

London EC1R 4SL



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Available immediately to rent with Class E use is this double-fronted ground and lower ground floor commercial unit on Rosebury Avenue in Clerkenwell a major road in central London which runs southwest from Theobalds Road in Holborn to St John Street in Islington.

The 102 sqm property occupies a prominent position in a parade of mixed use shops in an established parade between Warner Street and Coldbath Square a stretch that has good footfall benefits from Pay & Display bays on both sides of the road.

Formerly a Funeral Directors the ground floor is currently arranged as two separate rooms with stairs leading to the lower ground floor where there is a further two rooms, a kitchenette and a WC please see the accompanying floor plan for exact dimensions of these rooms.

Roseberry Avenue is very easy to reach by public transport buses 19 & 38 stop right outside the premises and Farringdon (Elizabeth and Circle lines) station is within walking distance.

The A1 business use class was replaced by Class E in 2020 which was part of a wider update to the Business Use Classes Order in England and now incorporates a range of former use classes including A1 (shops) A2 (financial and professional services) A3 (restaurants and cafes) and B1 (business).



[Directions](#)



Floor Plan

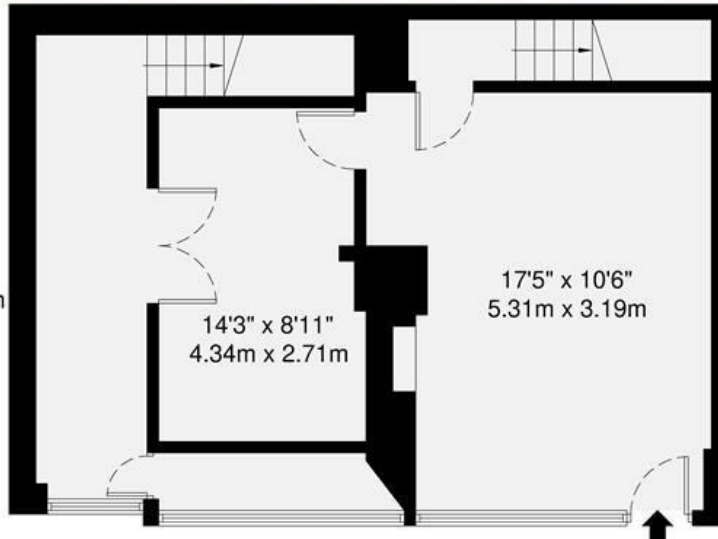


Thomas B Treacy, EC1R

GROSS INTERNAL AREA  
121.6 sq m / 1309 sq ft



20'3" x 4'9"  
6.16m x 1.44m



Ground Floor



Basement

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
121.6 sq m / 1309 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe total area  
0.0 sq m / 0.0 sq ft

EXTERNAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		72	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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