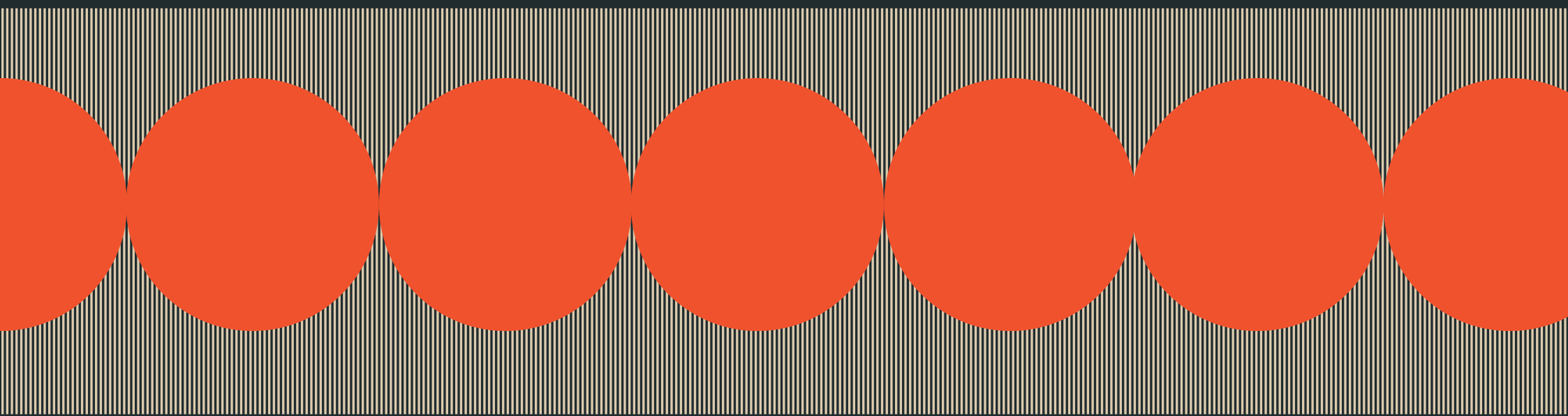


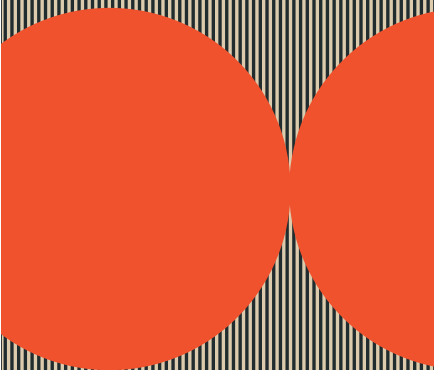
# *leather*

LANE

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5 RETAIL OR F&B UNITS TO LET





## GET TO KNOW THE AREA

*A lively hub of independents*

Nestled in the heart of Farringdon, Leather Lane stands as a testament to London's rich history and its vibrant contemporary spirit. Once a bustling thoroughfare for the leather trade in the 17th century, this iconic market has evolved into a dynamic hub that seamlessly blends tradition with modern energy.

The roots of Leather Lane trace back to the city's historic leather industry, where merchants and craftsmen plied their trade centuries ago. Today, remnants of its storied past linger amidst the trendy boutiques and eateries, creating a unique juxtaposition of old-world charm and cosmopolitan flair.

## OPPORTUNITY

Come noon on a weekday, Leather Lane transforms into a gastronomic haven, attracting a swarm of 9-5 workers eager to explore the diverse culinary delights on offer. From artisanal coffee to global street food, the market caters to every palate. As the weekend approaches, the atmosphere shifts into a lively celebration, drawing locals and visitors alike to savor the eclectic mix of market stalls, creating a tapestry of tastes and experiences unique to Farringdon.

## DESCRIPTION

Exciting repositioning of 5x E-class units on Leather Lane for fun and vibrant F&B and amenity operators.

The opportunity sits within a site called Holborn Island is an impressive c.350,000 mixed use island site in Central London, that has 30 retail units within.

## LOCATION

The units sit on the pedestrianised southern section of Leather Lane, which is a busy cut through to the food market of Leather Lane itself.

Unit	Sq Ft	Total Sq Ft	Guide Rent	Business Rates
1 Leather Lane	Ground floor - 500 sq ft	500 sq ft	UNDER OFFER	UNDER OFFER
6a Leather Lane	Ground Floor - 1,517 sq ft Lower ground Floor - 547 sq ft	2,064 sq ft	£98,500 pax	RV: £96,000.00 Multiplier: 54.6p RP: £52,416
10 Leather Lane	Ground Floor - 880 sq ft Lower ground Floor - 547 sq ft	1,427 sq ft	£64,500 pax	RV: £76,500.00 Multiplier: 54.6p RP: £41,769.00
10a Leather Lane	Ground Floor - 937 sq ft Lower ground Floor - 664 sq ft	1,601 sq ft	£69,750 pax	RV: £89,500.00 Multiplier: 54.6p RP: £48,867.00
12 Leather Lane	Ground Floor - 1,047 sq ft Lower ground Floor - 775 sq ft	1,822 sq ft	£78,750 pax	RV: £65,000.00 Multiplier: 54.6p RP: £35,490.00

## LIKE WHAT YOU SEE?

Get in touch with a member of our team...

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