


SHOP TO LET

95/97 Lever Street, Clerkenwell, London, EC1V 3RA



 **RENT** £19,500 PA / £36 PSF

 **SIZE** 547 Sq Ft / 50.8 SQM

 **FLOOR(S)** Ground

 **AVAILABLE** Immediately



CONTACT

Noah Levy
020 7843 3782
07799 786 282
noah.l@pearl-coutts.co.uk

- Excellent natural light
- Open-plan layout
- Dedicated storage space
- 24/7 access
- Fibre broadband
- Prominent Clerkenwell location
- Surrounded by strong residential catchment
- Ideal for boutique retailers or service operators

95/97 Lever Street, Clerkenwell, London, EC1V 3RA

LOCATION

Lever Street is located within the bustling Clerkenwell district, forming part of the vibrant triangle between City Road, Old Street, and Goswell Road, on the northern fringe of the City of London. This highly sought-after area enjoys excellent connectivity, with Barbican Underground Station (Hammersmith & City, Circle, and Metropolitan lines) and Old Street Underground Station (Northern line) both within easy walking distance. The property benefits from a thriving residential and commercial community, ensuring a steady flow of local footfall and proximity to a growing tech and creative hub.

DESCRIPTION

The property offers 547 sq ft (50.8 sq m) of ground floor retail accommodation, arranged to maximise display potential while allowing for back-office operations.

Occupying a prominent position on Lever Street, this boutique ground floor retail premises offers an excellent opportunity for occupiers seeking a well-presented and highly functional space in the heart of Clerkenwell. The unit provides a flexible open-plan layout with excellent natural light, ideal for a variety of retail concepts, creative uses, or boutique service operators. A small rear storage room enhances practicality, providing additional space for stock, back-of-house functions, or administrative purposes. Its compact yet efficient floorplan ensures straightforward merchandising options and easy customer flow.

TRANSPORT LINKS

 Old Street

Great Northern

 Barbican

Circle H'smith & City Metropolitan

 Farringdon

Elizabeth

 Farringdon

Circle H'smith & City Metropolitan

 Old Street

Northern

 Angel

Northern

 Farringdon

Thameslink

AMENITIES

- Good Natural Light
- Good Passing Trade
- Kitchenette
- Use Class 'E'
- Walking Distance From Station

VIEWINGS

Directly through Pearl & Coutts

LEASE TERM

New full repairing and insuring lease available for a term to be agreed.

VAT

This property is subject to VAT.

DATA CONNECTIVITY

Full Fibre

EPC

E (101 - 125)

106 : This property

These details were updated on 16/09/2025

95/97 Lever Street, Clerkenwell, London, EC1V 3RA

