

## To Let

### Healthcare Premises

72 Nile Street, London  
N1 7SR

#### Key information

- Just north of Old Street roundabout
- One car parking space available
- Fitted for medical/healthcare use
- Suitable for alternative uses, subject to planning



#### Contact

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## Location

The property is located just north of Old Street roundabout and accessed from Provost Street off City Road.

Old Street Station is a short walk away, providing National Rail and London Underground (Northern Line) services.

## Description

This is a ground floor unit previously used for cosmetic surgery. Our client is planning to strip out and refurbish for general business use, but for a short period we are offering this space with the benefit of medical fit out.

The unit benefits from double frontage and doors onto Nile Street and Vestry Street.

There is a rear entrance from a courtyard and loading area.

## Terms & Tenure

The property is available by way of a new lease direct from the Landlord for a term to be agreed.

## Rent

We are quoting offers over £42,500 per annum.

## Energy Performance Rating

Energy Performance Asset Rating – B

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.



## Rateable Value

We are advised that the Rateable Value of the property from the 1 April 2026 is £27,750.

The multiplier (UBR rate) applied to the Rateable Value will vary depending upon the occupiers end use.

It is the responsibility of the occupier to agree the appropriate multiplier with the relevant authority.

From 1st April 2026 the rates are 38.2p for a qualifying retail use or 43.2p for all other uses.

Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).



## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all prospective parties. Prospective parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

## Viewing

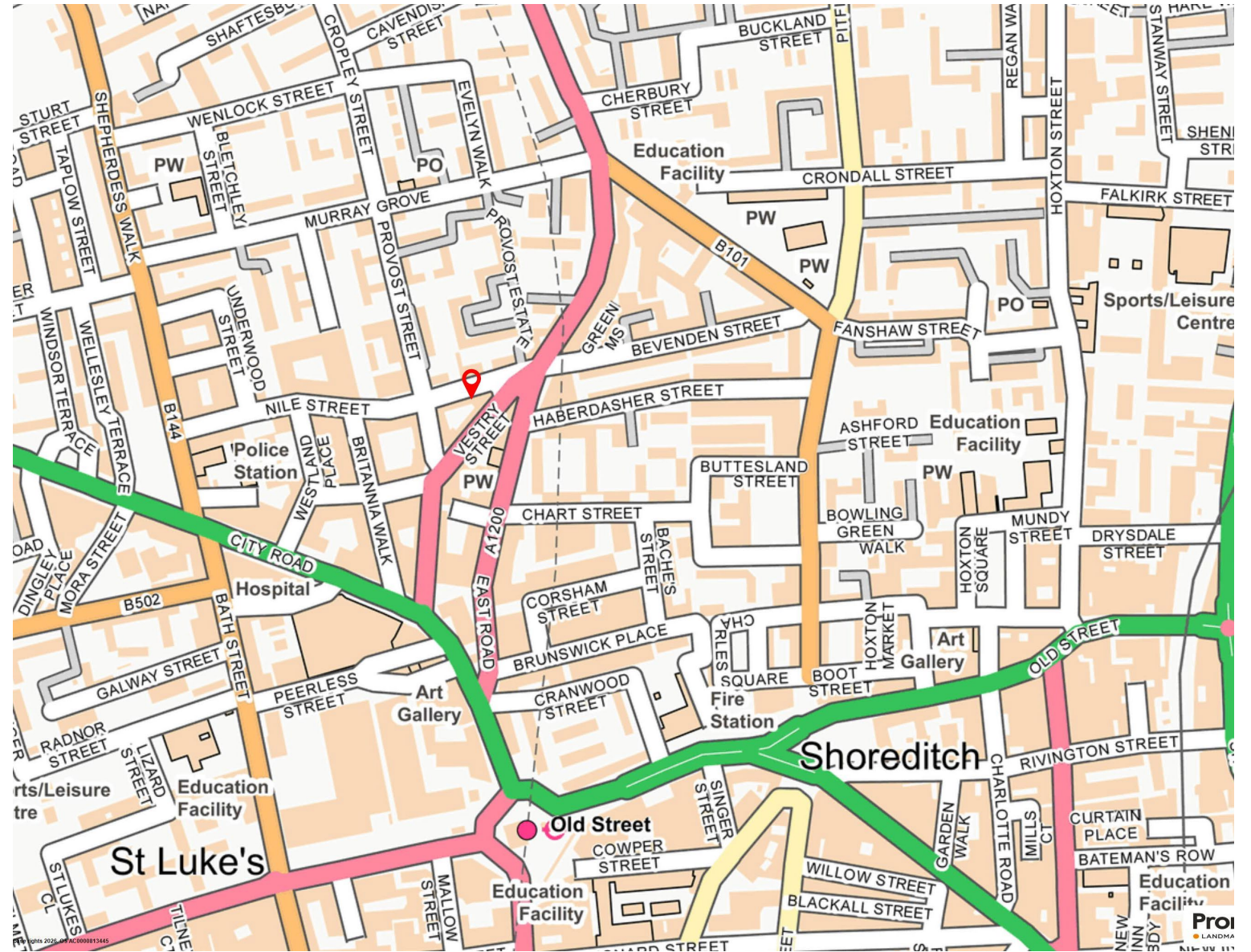
Strictly by appointment via the sole agent, Rapleys.

## Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor	186.0	2,000

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.



### For further details contact:

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