

**Lot 13A, 261 City Road, London,
EC1V 1AH**

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



Well Located Furniture Showroom Investment

www.acuitus.co.uk

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Property Information

Well Located Furniture Showroom Investment

- Modern ground floor commercial unit
- Let to a furniture showroom until October 2038 (no breaks)
- Forming part of The Lexicon mixed-use development
- Floor area of approx. 119.80 sq m (1,289 sq ft)
- 5 yearly Rent Reviews
- Prime City Road location in central London, close to Old Street, the Barbican and the City of London.
- 600 metres from Angel & Old Street Underground stations
- Nearby occupiers include Co-op, McDonald's and Simply Fresh.

Lot

13A

Auction

29th October 2026

Rent

£74,500 per Annum Exclusive

Status

Available

Sector

Office

Auction Venue

Live Streamed Auction

Location

Miles

1 mile north of St Paul's Cathedral, 1 mile east of King's Cross

Roads

A1, A40, A5201

Rail

Angel Underground Station (Northern Line - Zone 1), Old Street Underground Station (Northern Line - Zone 1)

Air

London City Airport

Situation

The property is located on City Road, equidistant between Angel and Old Street, within an established mixed-use area benefiting from significant residential and commercial development. The property occupies a position adjacent to City Road Basin within the Lexicon, a prestigious modern mixed-use development boasting 300 apartments, close to the Old Street technology and business district. Angel and Old Street Underground stations are both within walking distance. Nearby occupiers include Co-op, McDonald's and Simply Fresh.

Tenure

Long Leasehold. Held for a term of 150 years less 10 days from 14/06/2001 at a peppercorn ground rent.

Description

The property comprises a ground floor commercial unit currently used as a furniture showroom, forming part of a larger prestigious mixed-use development.

VAT

VAT is applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Showroom/Office	119.80	(1,289)	INDIVIDUAL t/a a furniture showroom	12 years from 12/10/2026	£74,500 (1)	12/10/2031 12/10/2036
Total		119.80	(1,289)			£74,500	

N.B. The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).
(1) The lease provides for a 6 month rent free period, the Seller will 'top-up' the rent from completion of the sale until the end of the rent free period. The property will effectively produce £74,500 per annum from completion of the sale.

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Contacts

Acuitus

Alexander Auterac
+44 (0)20 7034 4859
+44 (0)7713 135 034
alexander.auterac@acuitus.co.uk

Archie Martine
+44 (0)20 7034 4858
+44 (0)7377 803 408
archie.martine@acuitus.co.uk

Seller's Solicitors

Excello Law
110 Bishopsgate
London
EC2N 4AY

Edward Friend
+44 (0)345 257 9449
efriend@excellolaw.co.uk

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2026