

CLASS E OPPORTUNITY TO LET

LONDON, WC1

24 HIGH HOLBORN

Description

The premises are well located on High Holborn, close to Chancery Lane Tube Station.

There is a significant affluent office population within the vicinity with immediate occupiers including **Leon, Amazon Fresh, Tesco Express, Pret a Manager** and **M&S Simply Food**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground and basement floors comprising the following approximate areas:

Initial Shop Width	26 ft 11	(8.2m)
Shop Depth	92 ft 10	(28.29 m)
Ground Floor	3,278 sq. ft.	(304.5 sq. m)
Basement	2,430 sq. ft.	(225.8 sq. m.)

There is the potential to subdivide the premises to create a ground floor lock up with separate basement space. Given the ceiling height the basement would be ideally suitable for a studio gym or healthcare use. Further details available upon request.

Lease

The premises are available on a new effectively full repairing and insuring lease for a term of years to be agreed, subject to upward only rent reviews.

Rent

£150,000

per annum exclusive.

Service Charge

The current estimated service charge for the financial year is £3,160.87 per annum.

**Business Rates**

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£208,000
Rates Payable (24/25)	0.546p

All parties are to advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of C 60. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Viewing strictly via appointment through joint agents, **Green & Partners** contacting:

Mike Willoughby **07810 480291**
mike.willoughby@greenpartners.co.uk

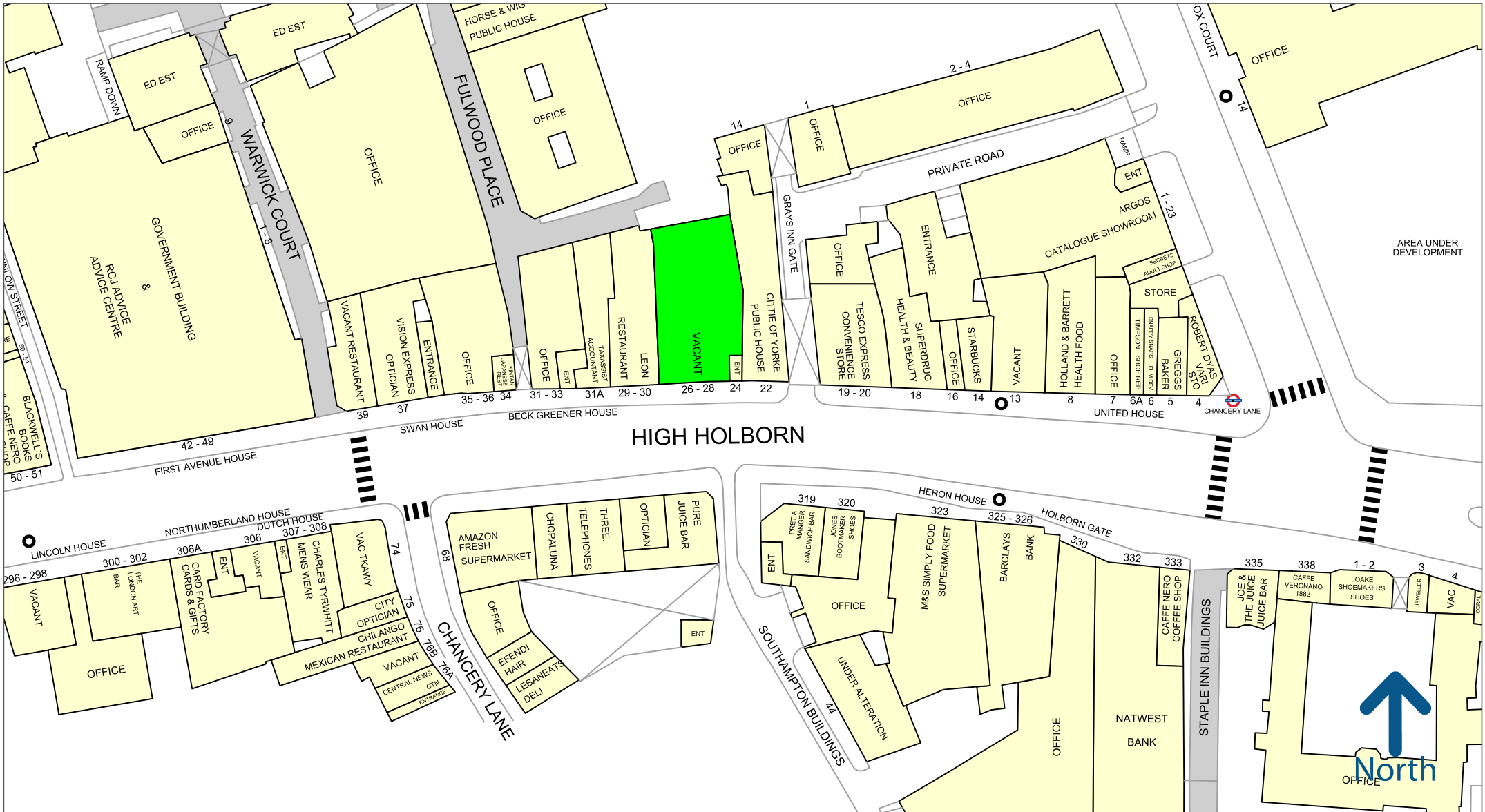
Adam Bindman **07825 442413**
adam.bindman@greenpartners.co.uk

Or, **Savills**, contacting:

Daniel Aboud **07972 000240**

James Fairley **07824 312081**

Subject to Contract



50 metres

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