

PRIME SHOP TO LET
239 HIGH HOLBORN
LONDON WC1V 7EW



LOCATION

The unit occupies a prime trading position on the south side of High Holborn very close to Holborn tube station. Other retailers in the block include, Pret a Manger, Scribbler, Itsu, New Look, Superdrug, Costa Coffee and Krispy Kreme.

ACCOMMODATION

The premises are arranged over ground and basement levels providing the following approximate dimensions and net internal areas:

Internal Width	17' 2"
Shop Depth	24' .6"
Ground Floor Sales	367 sq ft (34.09sq m)
Basement Ancillary	382 sq ft (35.49 sq m)

CHARTERED SURVEYORS COMMERCIAL PROPERTY ADVISORS

21 Ganton Street, London, W1F 9BN

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

LEASE TERMS

A new effective full repairing and insuring lease is available for a term to be agreed. The lease is to be excluded from the security of tenure provisions of the Landlord & Tenant Act 1954.

RENT

A commencing rental of £90,000 per annum, exclusive of VAT.

RATES

2017 Rateable Value - £53,000

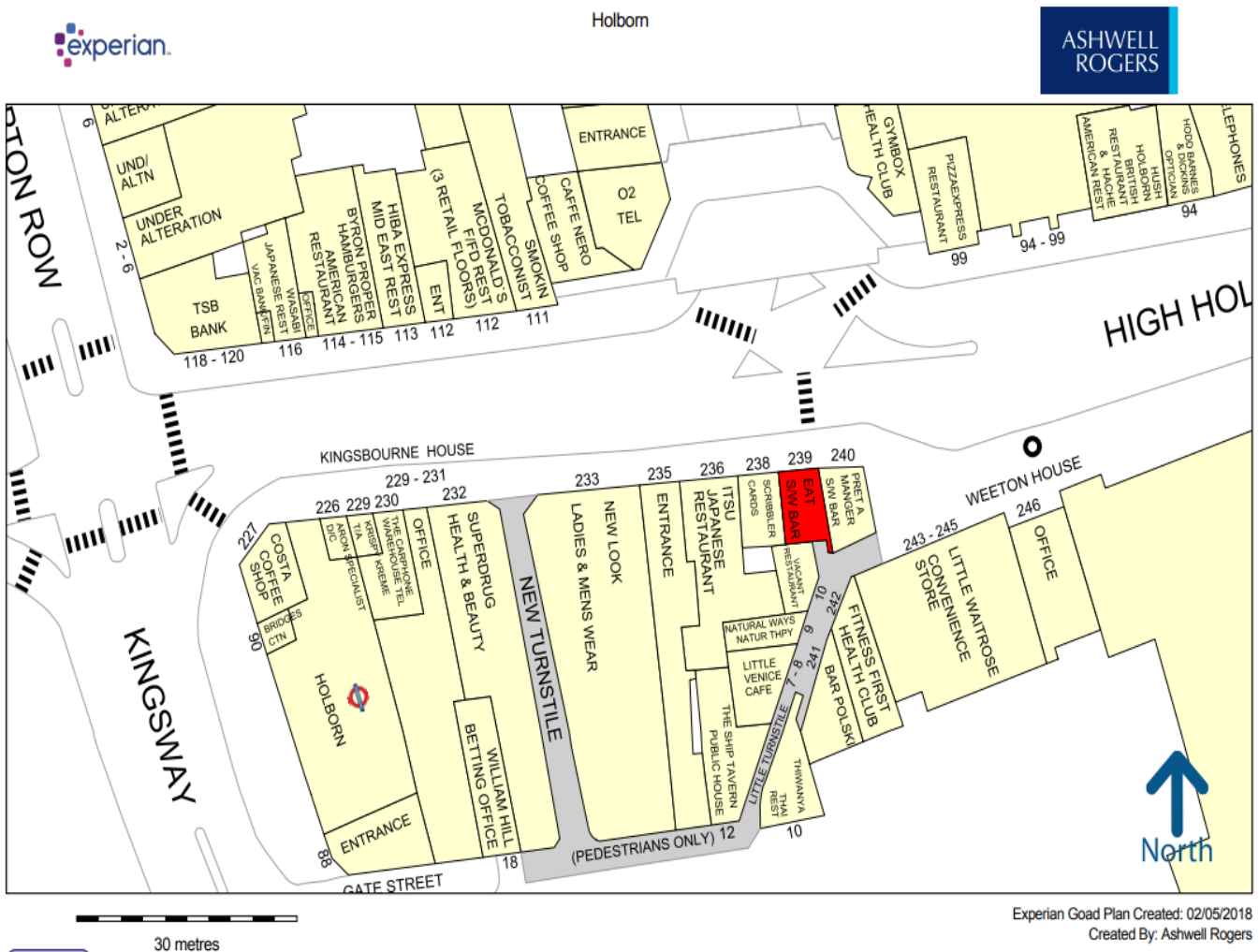
EPC

In preparation

VIEWINGS

Strictly through the sole agents: Chris Dennant 020 7758 3280 – chris@ashwellrogers.com

Ed Sibley 020 7758 3282 – edward@ashwellrogers.com



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