

CLASS E PREMISES TO LET 57 RED LION STREET LONDON WC1

LOCATION

The premises are located in the middle section of Red Lion Street, an equal distance from High Holborn to the South and Theobalds Road to the North. Holborn Underground Station is located a short walk from the premises.

ACCOMMODATION

The premises comprises of a ground floor sales area and additional remote storage in the basement.

Ground Floor	295 sq/ft
Basement (Remote)	264 sq/ft

RENT

£17,500 per annum exclusive.

LEASE

A new lease is to be made available for a term to be agreed.

USE

The property falls within Class E of the revised Use Classes Order. A variety of uses will be considered.



RATES

Rateable Value : £12,000

Rates Payable : Zero

The property should qualify for small business rates relief. Interested parties are advised to check this with the Local Authority.

LEGAL COSTS

The incoming tenant will pay the landlord's reasonable legal fees in connection with the transaction.

EPC

Available on request.

VIEWINGS:

Strictly through sole agents, Blanchflower Lloyd Baxter.

Oliver Fowler: ofowler@blb.uk.com

Tel: 0207 491 8249

Sian Fountain: sfountain@blb.uk.com

Tel: 0207 491 7880

These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.

2nd Floor, 36 Lexington Street, London W1F 0LJ – Tel: 020 7491 7880