



BLANCHFLOWER
LLOYD BAXTER

PRIME CAFE / RESTAURANT TO LET

LINCOLNS INN FIELDS LONDON, WC2A 3LJ



LOCATION

The premises are situated within Lincoln's Inn Fields, which is in the largest square in London and the oldest in The London Borough of Camden, having been open to the public since the 15th century.

The property is located on the main path through Lincoln's Inn Fields adjacent to public tennis courts.

Lincoln's Inn Fields is surrounded by a mixture of offices, residential, medical and university buildings, including London School of Economics, The Royal College of Surgeons, The Royal College of Radiologists, Queen Mary University and the Hunterian Museum.

The property is very close to Holborn Underground Station (3 minutes' walk) and Covent Garden Underground Station (6 minutes' walk).

ACCOMMODATION

The property is a self-contained single floor building in the park, benefiting from the following areas:

Ground Floor	2,108 sq/ft
Terrace	450 sq/ft

LEASE

A new lease is to be made available for a term to be agreed from the London Borough of Camden. The lease will be contracted outside the L&T Act.

RENT

£67,500 per annum exclusive.

RATES

Rateable Value 23/24	£46,000
Rates Payable 23/24	£23,552 per annum

The above figures are an estimate and may be subject to rates relief. Interested parties are advised to make their own enquiries with the Local Authority.

USE

The property falls within Class E of the Use Classes Order. Only café and restaurant uses will be considered. A takeaway service must be offered as part of the new tenant's business and the toilets must be open to members of the public.

PERMITTED TRADING HOURS

Between 08h00 - 21h00
Seven days a week, but trading is restricted to daylight hours.
Further details on request.

LEGAL COSTS

The incoming party is to pay the landlords reasonable costs.

EPC

Available on request.

VIEWING

Viewings to be arranged through the sole agents, Blanchflower Lloyd Baxter:

Oliver Fowler
Email: ofowler@blb.uk.com
Tel: 07900 217 624

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

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

