

PRIME UNIT - TO LET

39 Theobalds Road

London WC1

LOCATION

The premises are located in a prominent position on Theobalds Street, close to the junction with Lamb's Conduit Street and Red Lion Street.

Holborn and Chancery Lane Underground Stations are both located a short walk from the property. Operators in close proximity include Ted's Grooming Rooms, Papa Johns, Woolley's Cafe, Ladbroke's and Pret a Manger.

ACCOMMODATION

The property is arranged over ground and basement floors, offering the following approximate areas;

Ground Floor Sales	393 sq/ft
Basement	410 sq/ft
Total	803 sq/ft

In addition, the premises benefits from having a demised courtyard to the rear of the premises.

RENT

£30,000 per annum exclusive.

LEASE

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



RATES

Rateable Value: £20,500
Rates Payable 25/26: £10,230 per annum

Please note that the above figures may be subject to rates relief. Interested parties are advised to make their own enquiries with the Local Authority.

USE

The property has an E Class Planning Use. A variety of uses will be considered.

LEGAL COSTS

The incoming tenant is to 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

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