

## BACK ON THE MARKET PRIME SHOP UNIT TO LET 4 HOLBORN, LONDON EC1



### LOCATION

This unique and characterful shop unit is located on the south side of Holborn opposite Gray's Inn Road, and forms part of the historic Staple Inn. It is within yards of Chancery Lane Underground Station. Nearby occupiers include Loake Shoemakers, Blacks, Caffè Vergnano, Joe & The Juice and M&S Simply Food.

### ACCOMMODATION

Arranged over Ground Floor and Basement and comprising approximately:

Gross Frontage	24 ft 8 in	(7.52 m)
Net Frontage	23 ft 5 in	(7.14 m)
Average Internal Width	21 ft 7 in	(6.58 m)
Shop Depth	16 ft 11 in	(5.16 m)
Ground Floor	345 sq ft	(32.05 sq m)
Basement	434 sq ft	(40.32 sq m)

### LEASE TERMS

A new contracted out full repairing and insuring lease is available for a term by arrangement.

### RENT

On application.

### RATEABLE VALUE

£54,500. A business may be entitled to a discount for the period up to 31 March 2023. Interested parties are advised to make their own enquiries with the local authority.

### COSTS

Each party is to be responsible for its own legal and other costs incurred in the transaction.

### VIEWING

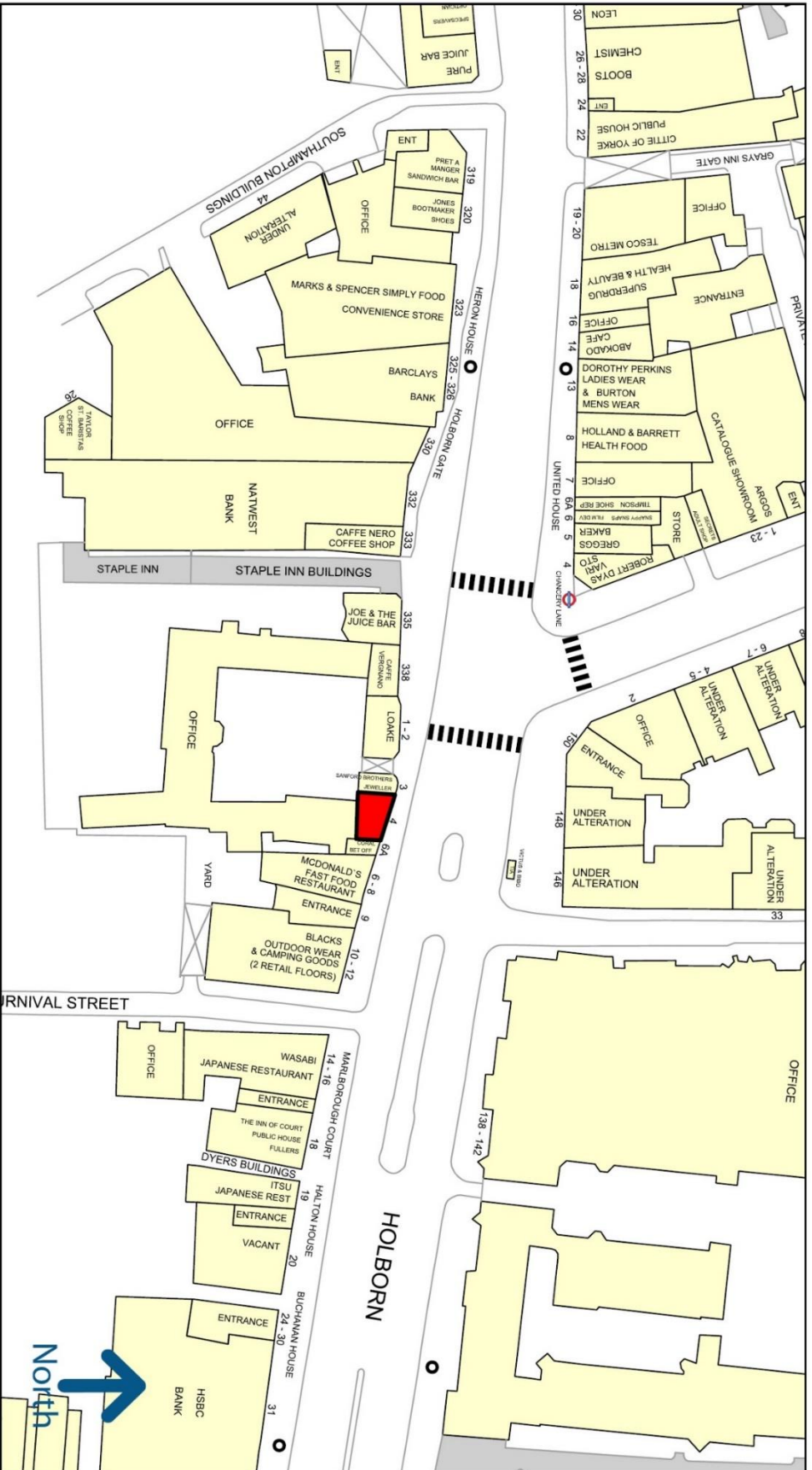
Please contact sole agent Union:

**John Buckingham**

**M:** 07836 534504 **E:** [john.buckingham@unionland.co.uk](mailto:john.buckingham@unionland.co.uk)

**UNION**  
Liberty House  
222 Regent Street  
London W1B 5TR

**020 7493 7856**



Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885

50 metres

For more information on our products and services:  
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

Experian Goad Plan Created: 23/09/2020  
Created By: Union Land and Property