

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 FRI lease is available for a term by arrangement.

RENT

On application.

RATEABLE VALUE

£57,500. Interested parties are advised to make their own enquiries with the Local Rating Authority.

COSTS

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

VIEWING

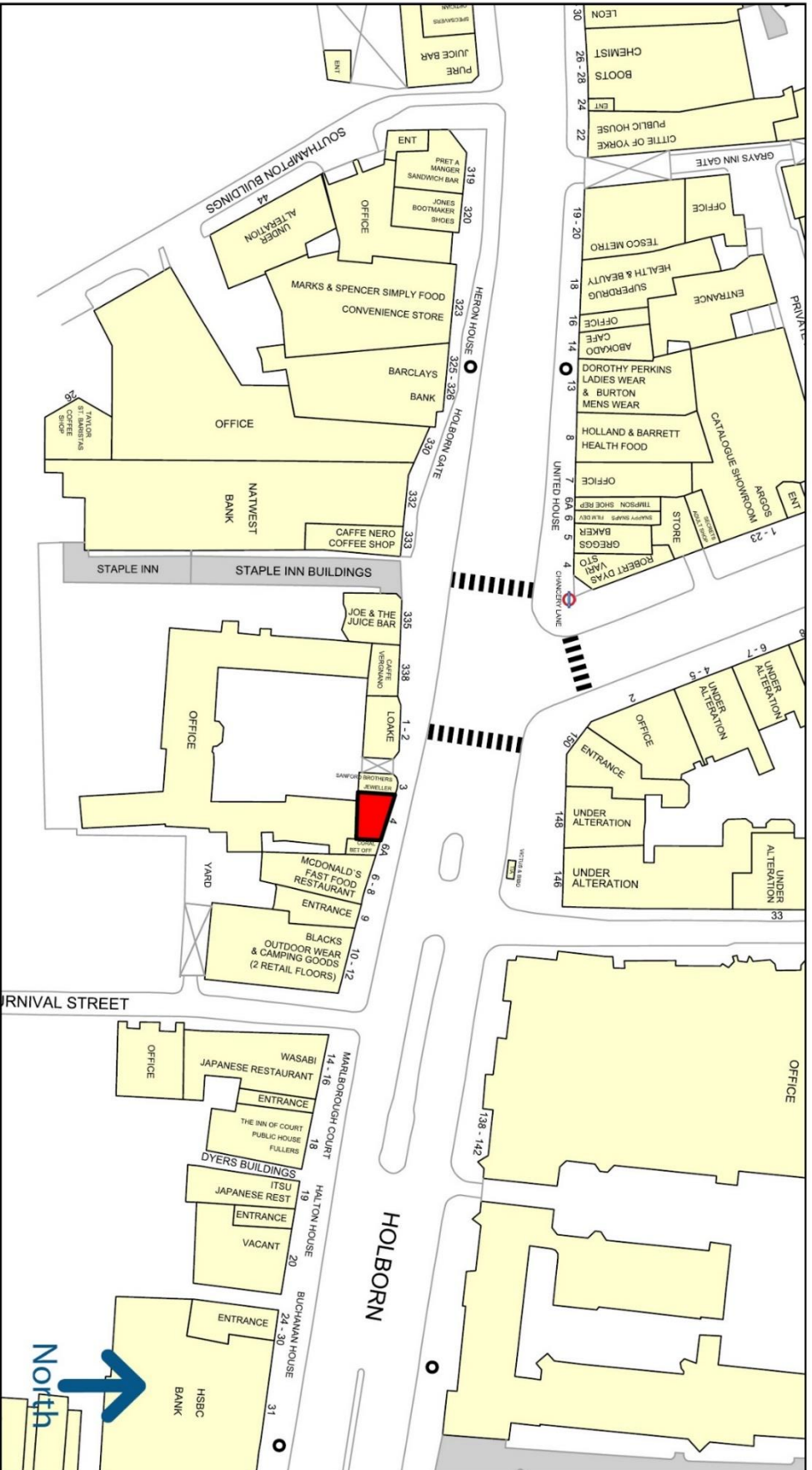
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