



116-118
CHANCERY LANE

LONDON WC2

PRIME RETAIL SPACE TO LET
IN A PRESTIGIOUS CENTRAL LONDON LOCATION



Computer generated image



THE PROPERTY

Offering an excellent retail opportunity in a central, well connected location, this prominent mid terrace building is set over four storeys with a new fifth floor extension to the rear.

The retail space is situated over the ground floor and basement, with residential properties to the other floors. It currently serves as a printing shop and is accessible via a customer entrance on Chancery Lane.

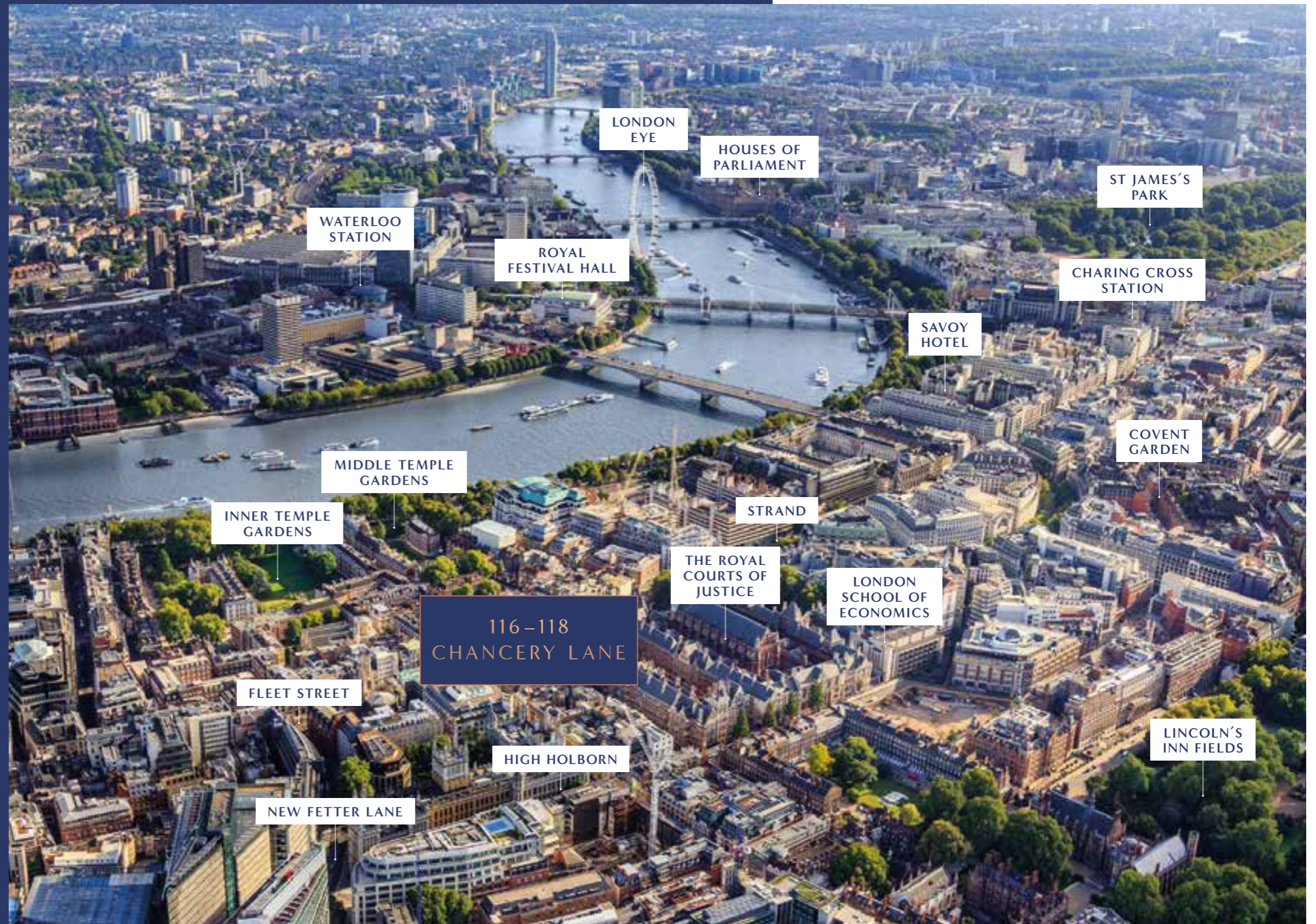


LOCATION

Positioned in the heart of London's legal district, 116-118 Chancery Lane is within easy reach of both Covent Garden and the City.

Situated on Chancery Lane, north of Fleet Street and Strand and south of High Holburn, the location benefits from a significant level of footfall and excellent transport links across London.

Both Temple and Chancery Lane Underground Stations are within half a mile for access to the Circle, District and Central lines.





LOCAL OCCUPIERS

- 1 Kings' College London
- 2 The Courtauld Institute of Art
- 3 Freshfields Bruckhaus Deringer
- 4 Bird & Bird
- 5 MacFarlanes
- 6 HM Courts Service
- 7 Legalease
- 8 Deloitte
- 9 Lewis Silkin
- 10 Saatchi & Saatchi
- 11 Essex Chambers
- 12 Goldman Sachs
- 13 Sainsbury's
- 14 Child & Co
- 15 Jones Day
- 16 C Hoare & Co
- 17 LSE
- 18 WSP Group
- 19 Mischon De Reya
- 20 Mediacom UK
- 21 Warner Bros UK
- 22 180 House
- 23 Royal Opera House



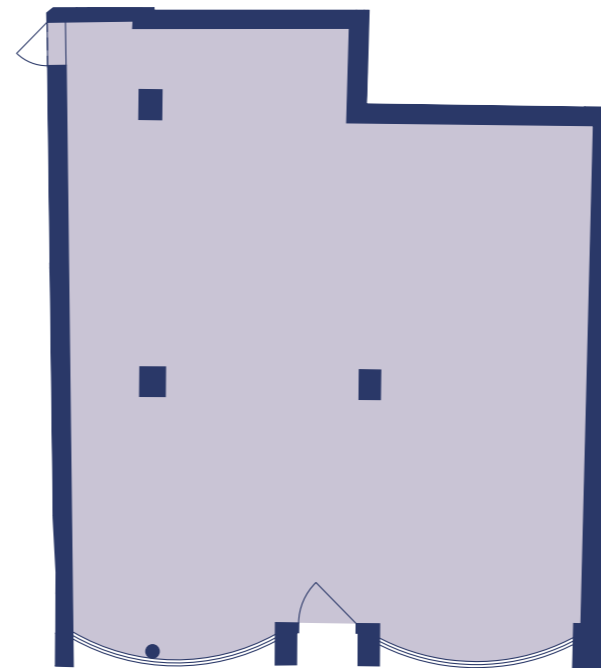
ACCOMMODATION

116-118 Chancery Lane is located within the City of Westminster. The building is Grade II listed and is situated in the Strand Conservation Area.

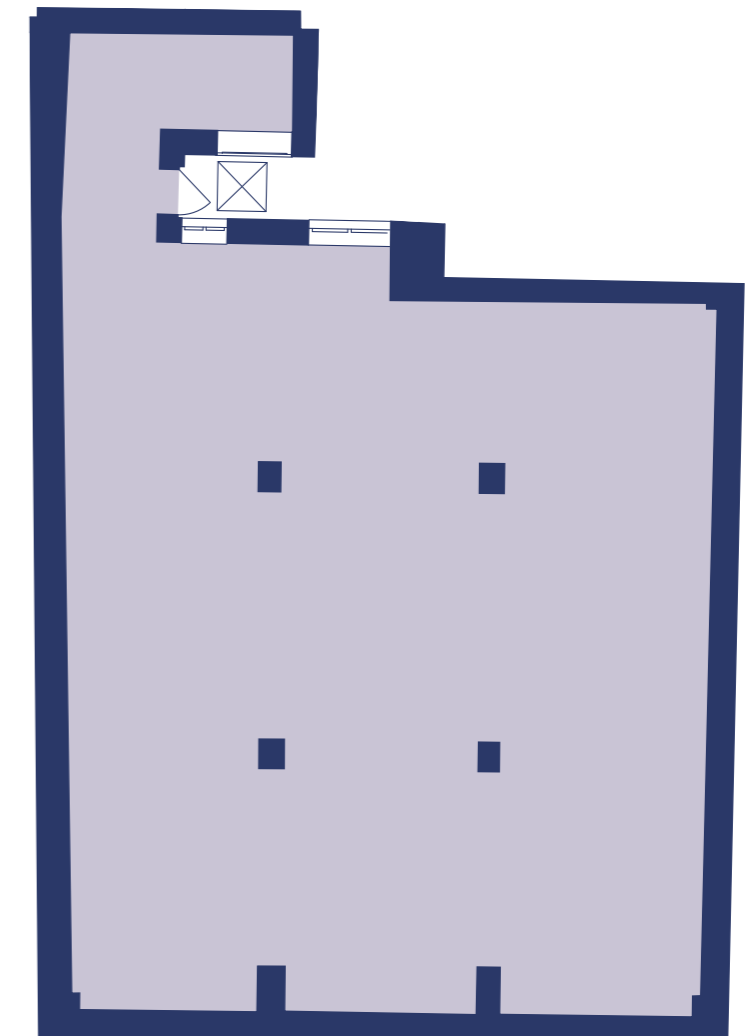
Total: 2,282 Sq Ft / 212.01 Sq M

FLOORPLANS

Ground floor
822 Sq Ft / 76.37 Sq M



Lower Ground floor
1,460 Sq Ft / 135.64 Sq M



TENURE

The property is available by way of a new lease for a term to be agreed. The lease is to be contracted outside of the Landlord & Tenant Act 1954.

BUSINESS RATES

Rateable Value: £68,500

Prospective tenants are advised to confirm any rating liability directly with the Local Authority.

RENT

Upon Application.

EPC

Available Upon Request.

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

PLANNING

The unit has Class E planning consent.

FURTHER INFORMATION AND VIEWING

Viewings are by appointment only via joint sole agents:



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Date of publication October 2023.

Brochure design by GQ Design. gqdesign.com.