



29-30 High Holborn, London WC1V 6AZ

Prime High-Holborn E-class opportunity

Subject to Vacant Possession, on 30 days' notice

1,698 SQ FT / 157 SQ M



29-30 High Holborn, London WC1V 6AZ

LOCATION

The premises are in a prime position on High Holborn, a few hundred meters of Chancery Lane Tube Station. The location has a strong office population within the immediate vicinity that include Mitsubishi, Saatchi & Saatchi, Macfarlanes, WeWork & Workspace Record Hall.

Nearby retailers include; Amazon Fresh, Café Nero, Holland & Barrat, Tesco Express, Pret a Manager and M&S Simply Food. Please refer to the attached copy of the street traders plan for further details.

TENURE

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

RENT

Upon Application.

ACCOMMODATION

The premises are ground floor only fronting High Holborn, with rear access/loading from Fulwood Place.

The unit's handover condition is to be agreed, with vacant possession.

The unit has the following approximate dimensions and areas:

Ground floor	1,698 Sq Ft	157.8 Sq M
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USE

The premises benefit from the new Class E planning consent which will enable the premises to be used for various commercial uses such as retail, restaurant, office and gym without the need for change of use.

RATES (2023/2024)

Rateable value:	£89,000
Rates payable (UBR multiplier: £0.544):	£48,416

All interested parties should verify the business rates with the relevant local authority.

LEGAL COSTS

Each party to bear its own costs.

EPC

An EPC will be made available upon request.

VIEWING

By appointment with Stephen Kane & Company.

Tel: 0207 224 0101 | www.stephenkane.co.uk

CONTACT

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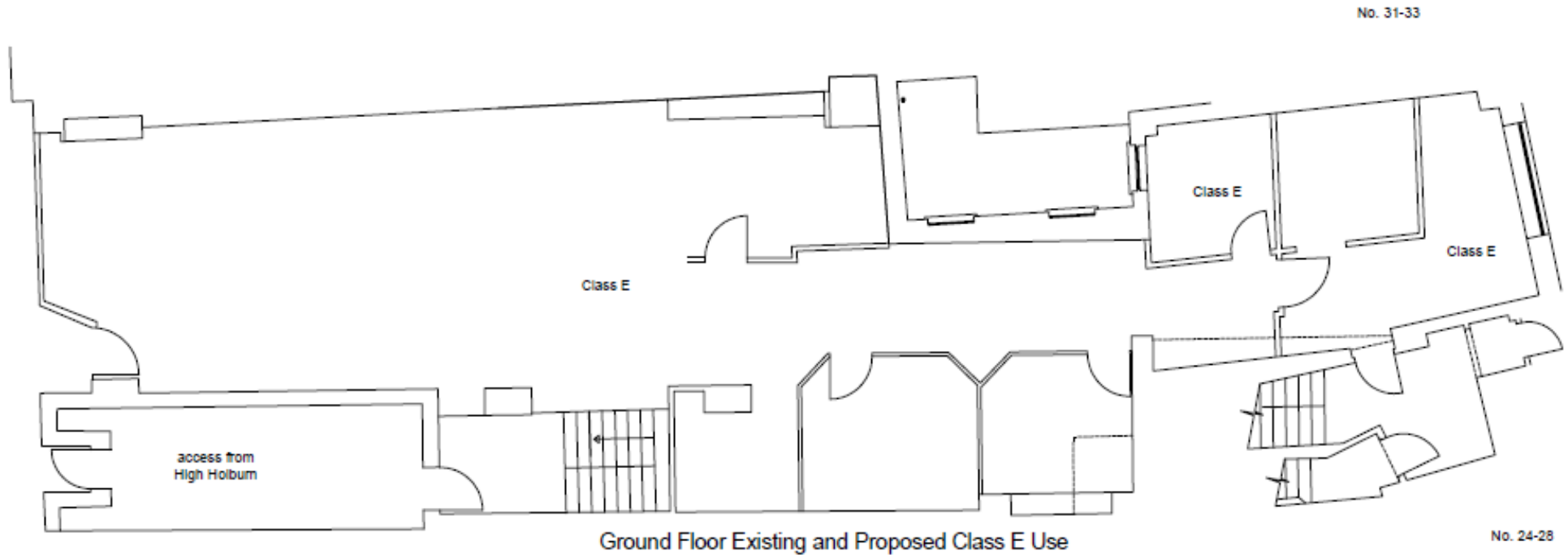
Or joint agent Farebrother

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Ground floor plan

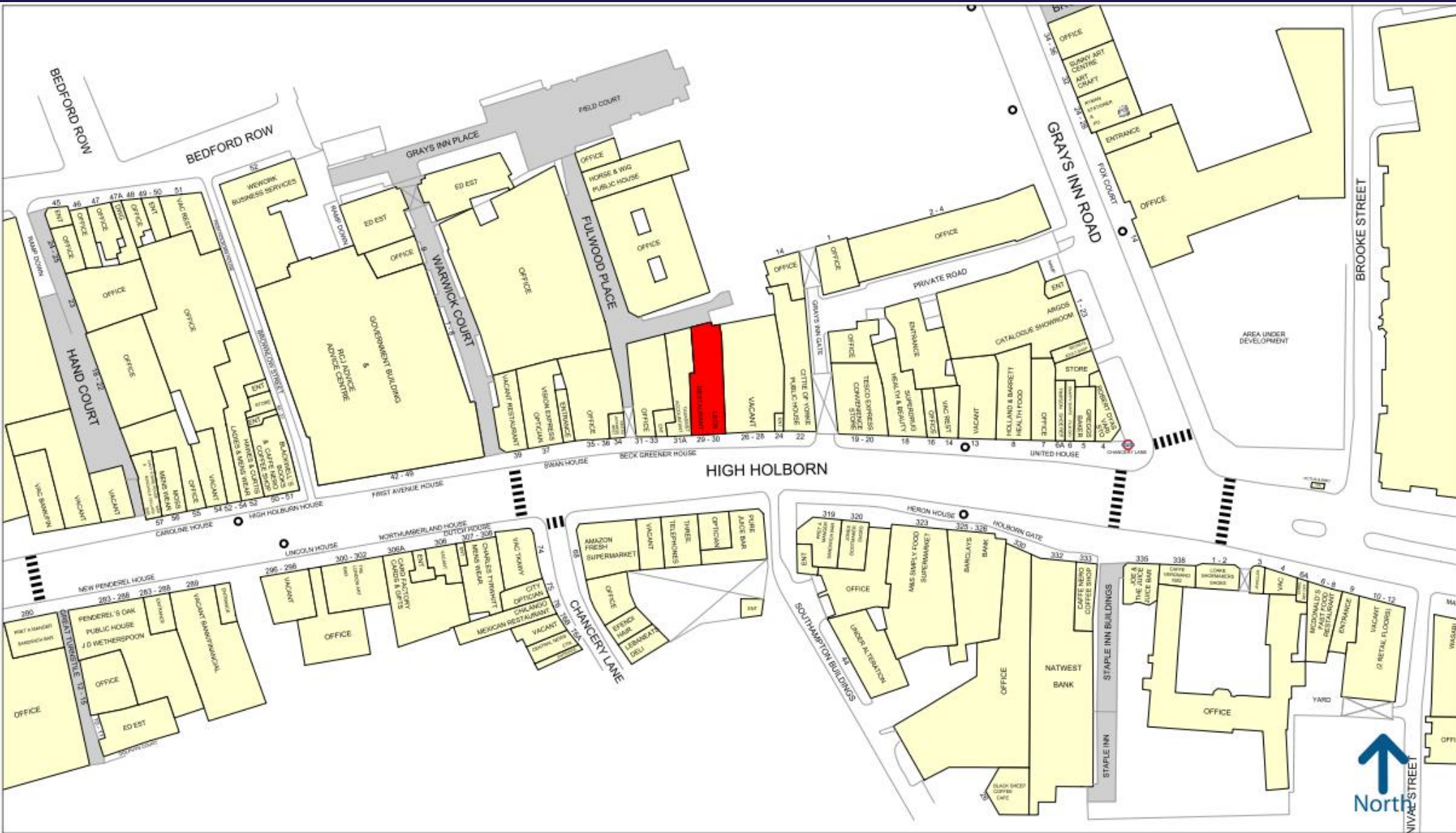


Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation, or warranty whatever is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation, or warranty whatever is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings.



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