

**WHITE DRUCE
& BROWN**

PROPERTY CONSULTANTS

12 Melcombe Place, Marylebone, London, NW1 6JJ Tel 020 7467 5997 Fax 020 7224 5212

www.whitedrucebrown.com

**SUBSTANTIAL PRIME CLASS E UNIT
10-12 Holborn London EC1N 2LL
AVAILABLE SUBJECT TO VACANT POSSESSION**



New lease available direct from the freeholder on terms to be agreed

www.whitedrucebrown.com

020 7467 5997

Fax 020 7224 5212

THESE DETAILS ARE BELIEVED TO BE ACCURATE BUT THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

Location: These corner premises are located in a prominent position on the south side of Holborn. The unit has a return frontage to Furnival Street and lies within very close proximity to Chancery Lane Underground Station.

Adjoining occupiers include, McDonalds Restaurant, Corals, Joe & The Juice and Caffe Nero.

Accommodation: The premises provide the following approximate dimensions and net internal floor areas:

Internal Width	13.0m	42 ft 8 ins
Shop Depth	26.66m	87 ft 6 ins
Ground Floor Sales	323.7 sq m	3,484 sq ft
Lower Ground Sales	149.6 sq m	1,610 sq ft
Lower Ground Stores	135.9 sq m	1,463 sq ft
Total	609.2 sq m	6,557 sq ft

Terms: The accommodation is available on a new 5/10 year lease.

Rent: £255,000 per annum

Use: Class E

Business Rates:

Rateable Value	£255,000
UBR (2022/2023)	0.524
Rates Payable	£133,620

Interested parties are advised to verify these figures with the Local Authority.

EPC Rating: Energy Rating D

VAT: The building is not elected for VAT.

Legal Costs: Each party is to be responsible for their own professional & legal costs incurred in the transaction.

Timing: Vacant possession of the premises is expected on 11th September 2022.

Contact: James Baker of White Druce & Brown
Email: jamesbaker@whitedrucebrown.com
Mobile: 0777 6200 830