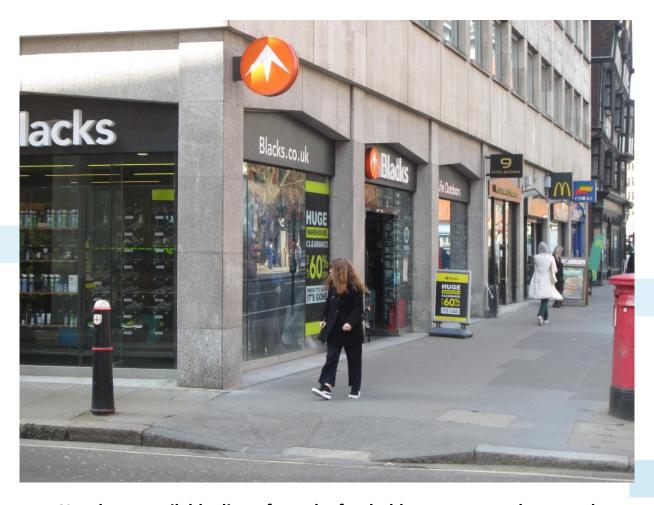


12 Melcombe Place, Marylebone, London, NW1 6JJ Tel 020 7467 5997 Fax 020 7224 5212

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



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