

52 Gray's Inn Road
Holborn
London,
WC1X 8LT

TO LET

**BY WAY OF NEW
LEASE**

£75,000 Per annum

The property is located within walking distance of Chancery Lane Underground Station with Leather Lane and Lambs Conduit Street both a short walk away.



Holborn



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

0208 800 4321

info@psscommercial.com

Description

Ground floor and basement restaurant premises providing the following areas:

Ground floor: 1,600 sq. ft. approx.

Basement: 1,800 sq. ft. approx.

Frontage: 28 ft. approx.

Benefits include: prominent frontage, prime location, fitted kitchen(s) and offered on a new lease.

Subject to Vacant Possession

Rent

£75,000 Per annum

Premium

Offers invited

Tenure

By way of new FR and I Lease with periodic mechanisms for upward only rent reviews

Costs

Ingoing tenant to bear both sides reasonable related legal costs.

Rates

Rateable value - £60,000 (as taken from Gov.uk)

This is not the amount you will pay. The rateable value is used to calculate your rates bill.

Please refer to the Local Authority for more information on rates

EPC

Available upon request

VAT

Under the Finance Acts 1989 and 1997 VAT may be levied on the rental price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

Viewing

Via owners sole agents Paul Simon Seaton Commercial 020 8800 4321

N.B. Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.



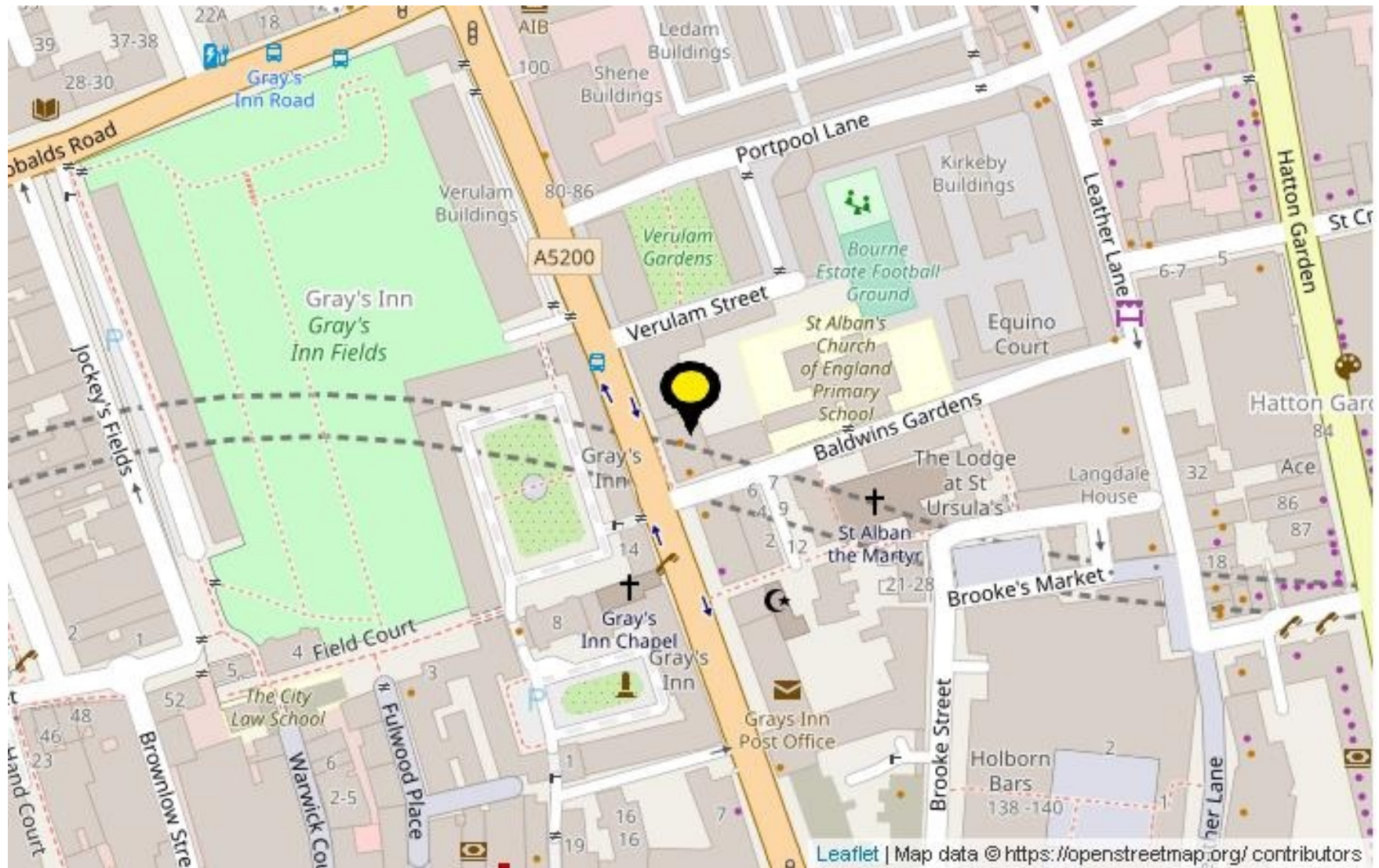
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