

SHOP TO LET

# LONDON WC1 – 52 HIGH HOLBORN

**nashbond**  
ALL ABOUT LONDON



## Location

The unit is located on the northern side of High Holborn, benefitting from a high office density and being located approximately 200m from Chancery Lane station.

## Accommodation

The premises comprise the following net internal floor areas:-

**Ground Floor:**  
2,100 ft<sup>2</sup> 195.1 m<sup>2</sup>

## Lease

The premises are offered by way of a new effective full repairing and insuring lease for a term to be agreed.

The lease will be contracted outside of the security of tenure provisions of the Landlord and Tenant Act 1954, subject to five yearly upward only rent reviews.

## Rent

£125,000 per annum exclusive

## Rates payable

Rateable Value (2017)

£115,000

Rates Payable (2017/2018)  
£57,385 per annum

Further details are available from [www.voa.gov.uk](http://www.voa.gov.uk)

## EPC

Available upon request.

## Legal costs

Each party to bear its own costs.

Nearby occupiers

EST 1898  
**T.M. LEWIN**  
LONDON

ORGANIC COFFEE  
**DEET**  
NATURAL FOOD

WINE MERCHANTS  
LONDON  
**DAVY'S**  
Est. 1870

**LEON**  
NATURALLY FAST FOOD

