

Restaurant unit to let.

Holborn, 24/26 Red Lion Street.

WC1R 4PS.



Prominent double fronted unit.

Fully fitted kitchen, including extraction.

External seating available in rear courtyard.

Contact.

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Location.

The premises occupy a prominent double fronted position on the busy Red Lion Street, in very close proximity to Holborn Underground Station.

Nearby occupiers include **Pure Gym**, **Caffe Nero**, **Pret A Manger** and **Oliver Bonas**, plus a number of established independent occupiers.

Accommodation.

The premises occupy the following approximate net internal areas:

| | | |
|----------------|------------|-----------|
| Ground Floor | 91.77 sq m | 988 sq ft |
| Basement | 67.35 sq m | 725 sq ft |
| Rear Courtyard | 55.25 sq m | 595 sq ft |

Rent.

£60,000 per annum exclusive.

Business Rates.

Rateable Value £45,500

UBR (2021/22) 49.9p

Interested parties are advised to make their own enquiries with the Local Authority on 020 7974 6460.

Lease Terms.

The premises are available by way of an effective full repairing and insuring lease for a term to be agreed, subject to 5 yearly upwards only rent reviews.

Planning.

External courtyard to be used subject to satisfactory planning/premises licence.

Energy Performance Certificate.

Band D. Report available on request.

Legal Costs.

Each party to be responsible for their own costs.

Subject to Contract & Vacant Possession.

September 2021

