

**PRIME SHOP
LEASE FOR SALE**

**UNIT 2, ONE
SOUTHAMPTON ROW
LONDON WC1B 5HA**



LOCATION:

The subject property is adjacent to **TM Lewin** and **Metro Bank** at the junction of High Holborn, Kingsway and Southampton Row with nearby retailers including **Boots**, **Sainsbury's** and **Pret a Manger**. **Holborn Underground Station** is situated a one minutes' walk away.

ACCOMMODATION:

The premises are arranged on Ground Floor only having the following approximate dimensions and floor areas:-

Net Frontage	27 ft 6 ins	8.22 m
Shop Depth	38 ft 6 ins	11.58 m
Ground Floor Area	1,201 sq ft.	111.58 sq m

LEASE:

The premises are held on an existing lease for a term expiring in February 2021 at a passing rental of £82,500 per annum exclusive.

The lease is **within** the protection of the Landlord & Tenant Act 1954.

PREMIUM:

A premium in the region of £100,000 is required for the benefit of the leasehold interest.

LEGAL COSTS:

Each side to bear their own legal costs incurred in the transaction.

EPC:

Available on request

RATES:

Interested parties are advised to verify this information with the Local Rating Authority.

VIEWING:

Staff are unaware of the intended disposal, therefore all requests to view must strictly be made via:

Tim Kourides

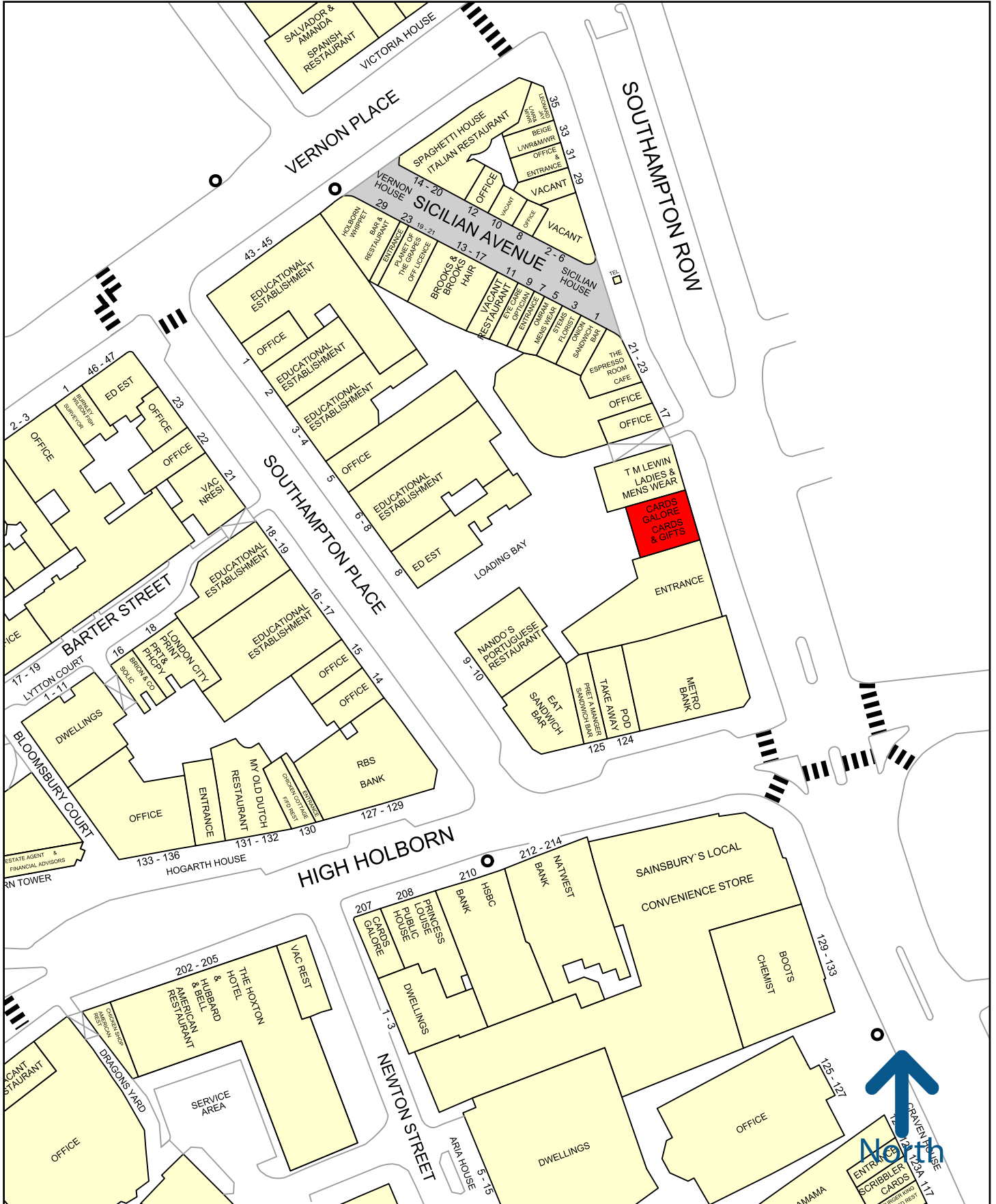
02074361600 | 07799628860

tim@tkretailproperty.com

SUBJECT TO CONTRACT

These particulars are for guidance only. Accuracy cannot be guaranteed. They do not form part of any contract.





50 metres

Experian Goad Plan Created: 20/09/2018
Created By: TK Retail

