

# PRIME SHOP LEASE FOR SALE

## 314 High Holborn, WC1



### Location

The premises are situated in a prime location on High Holborn close to Chancery Lane. Nearby occupiers include **3 Mobile, Pure, Cotswold, Leon, Boots** and **Charles Tyrwhitt**. **Chancery Lane Underground Station** is a 2-minute walk away.

### Lease

The lease is held for a term expiring in March 2029 subject to a rent review in March 2024 at a passing rental of **£100,000 per annum exclusive**. The lease is outside the protection of the Landlord and Tenant Act 1954.

### Accommodation

Frontage .....	20' 8"	6.34 m
Ground Floor .....	893 sq ft	82.96 sq m
Basement .....	770 sq ft	71.54 sq m

### Rates

No rates are payable until at least April 2021, then approximately £43,042 per annum thereafter.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Contact

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# PRIME SHOP LEASE AVAILABLE

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