



CLASS E UNIT TO LET IN CHANCERY LANE

**24 CHANCERY LANE, HOLBORN,
LONDON, WC2A 1LS**



Location:

The subject property occupies a prominent corner position in prime pitch on Chancery Lane. Chancery Lane Station (Central Line Services) and Farringdon Station are both located a short walk away.

Nearby occupiers include Pret A Manger, Honi Poke, Guidos, Brasserie Blanc, Chancery Press and Gaucho amongst others.

Accommodation:

The unit is arranged over the Ground Floor and Basement and has the following approximate net internal areas:

Ground Floor:	478 sq. ft. (44.41 m²)
Basement:	551 sq. ft. (50.26 m²)

*The property benefits from kitchen extraction in situ.

Use:

The retail premises benefits from Class E planning consent. Alternative uses may be considered subject to planning.

Rent:

OIEO £40,000 per annum exclusive

Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

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Location Map:

