

PROPERTY PARTICULARS

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Property Consultants
& Estate Agents

LARGE RESTAURANT /CLASS E UNIT TO LET NEXT TO PIZZA HUT

4,218 SQ FT



150 SOUTHAMPTON ROW, HOLBORN, LONDON WC1B 5AN

Information is given only on the following basis. 'Information' means these details and any other information, verbal or in writing, which we give you or your representatives in relation to the property or the transaction. Information does not form part of any offer or contract. These particulars are a general outline only and cannot be relied on as statements of fact. Information is believed to be correct but we do not guarantee its accuracy. Information supplied by our client is passed on in good faith and we do not independently check it. Measurements are approximate only. We do not check services or legal or title matters. We do not warrant that necessary permissions exist. You must satisfy yourself about the accuracy of all Information and that the property and the terms meet your requirements by your own inspection and investigations.







150 SOUTHAMPTON ROW, HOLBORN, LONDON WC1B 5AN

LOCATION

The Property is prominently situated on the east side of Southampton Row opposite Russell Square, boasting a busy trading position. Pizza Hut is next door to the unit and nearby occupiers include KFC, Chaiwala, Sainsburys, Swiss Butter and McDonald's.

Russell Square station (Piccadilly line) and Holborn station (Central and Piccadilly lines) are both within a five minute walk and the property is very well located for Midtown, the West End , Bloomsbury and Kings Cross.

DESCRIPTION

The property comprises an open plan ground floor and basement restaurant unit with trading space on both floors.

Both floors also benefit from bars, large kitchens, office and storage space.

The premises have extract, gas and air conditioning, none of which has been tested.

TENURE A new lease is available on terms to be agreed by negotiation, direct from the Freeholder.

AREA		SQFT	SQM
<i>(all measurements are per VOA.)</i>	Ground floor	1,658	154.0
	Basement	2,560	237.8
	TOTAL GIA	<u>4,218 SQ FT</u>	<u>391.80 SQM</u>

ANNUAL RENT £100,000 PAX

BUSINESS RATES The rateable value of the property is £161,000.

This is **NOT** the business rates you pay.

Business rates payable are estimated at £89,355 per annum. We understand 40% reduction is available under the Retail , hospitality and leisure scheme. Interested parties are advised to make their own enquiries.

SERVICE CHARGE Tbc

VAT Tbc

VIEWING

Through Sole Agent
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