

**COMMERCIAL PREMISES FOR SALE**

**Self-Contained Ground and Lower Ground Unit  
Class E – Suitable for Office, Medical, Retail and Showroom**



**Ground and Lower Ground**

**1,291 sq. ft.**

**DESCRIPTION**

A self-contained Ground and Lower Ground E class unit suitable for a variety of occupiers including office, retail, medical or showroom.

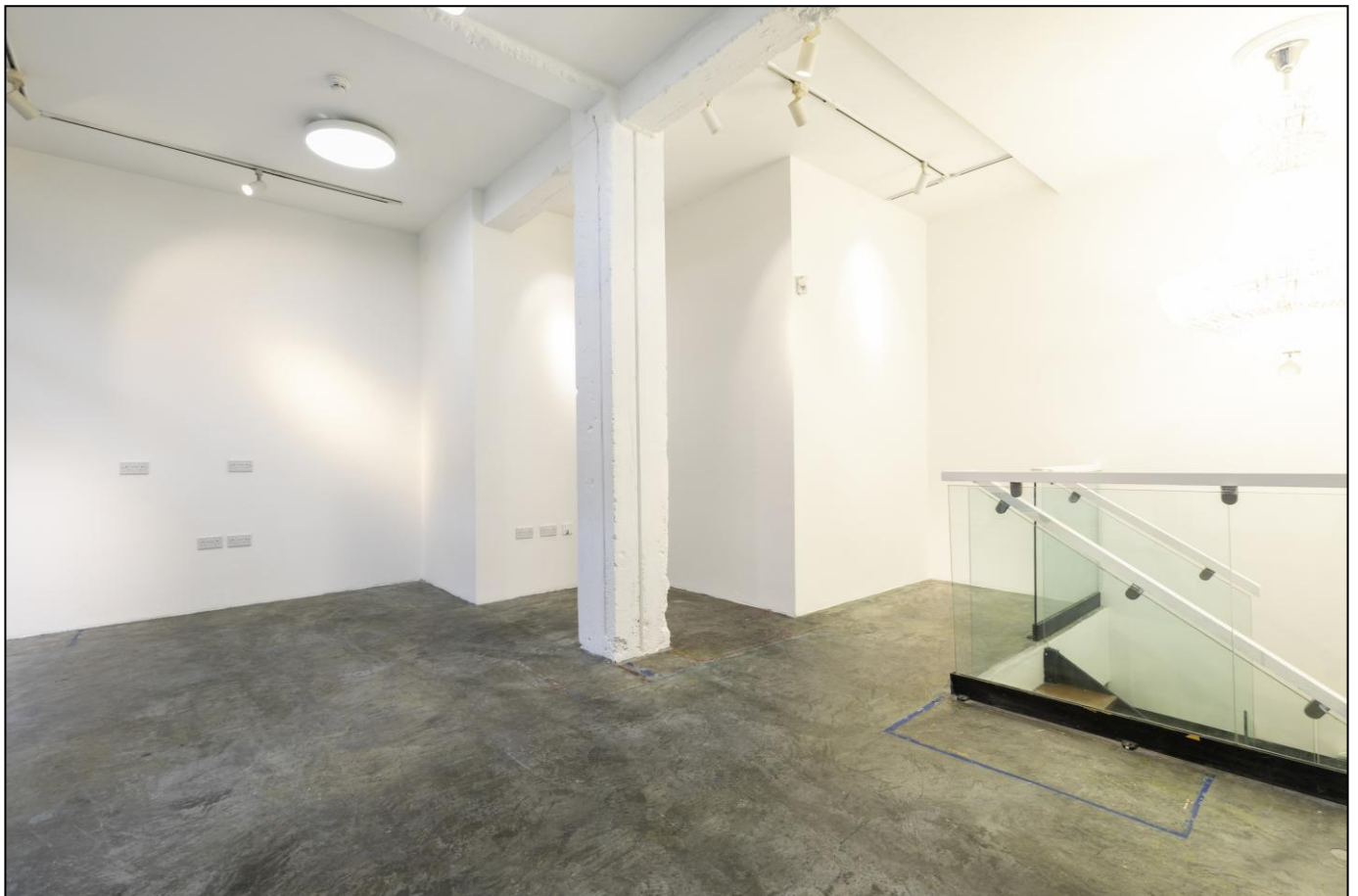
**LOCATION**

Midtown is a vibrant area in central London that connects the historic and cultural charm of Holborn, the artistic and creative energy of Clerkenwell and the buzz of the fringe of the West End.

Exceptional local amenities with excellent provisions on High Holborn, Theobald's Road and Hatton Gardens just a few moments away – Excellent connectivity with Farringdon (Cross Rail), Chancey Lane, City Thameslink, Holborn and Kings Cross Stations within a short walking distance.



**30 GRAY'S INN ROAD  
LONDON  
WC1X 8HR**





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## FLOOR PLAN



## ACCOMODATION

Ground and Lower Ground Commercial unit – 1,291 Sq. ft

## PRICE

£750,000 for the sale of a long-leasehold interest.

## BUSINESS RATES

Estimates rates payable £23,883 per annum.

Parties are to make their own enquires with respect of the Business Rates with the local authority.

## LEGAL COSTS

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

Viewings by arrangement through sole joint agents Noble Harris  
or Assembly CRE (Jamie Mackenzie – 0203 576 3331):

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