

FIELD & SONS

COMMERCIAL



THEOBALDS RD

Ladbrokes

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Ladbrokes

29 THEOBALDS ROAD, LONDON,
WC1X 8SP



29 THEOBALDS ROAD

Retail E Class premises

650 sq ft | 60.38 sq m

Ground & Lower Ground floor retail / E class unit
To Let

29 Theobalds Road

Retail / E Class space

Location

Prominent high footfall Retail / E Class premises on Theobalds Road, close to the junction with Red Lion Street and Lambs Conduit Street

Both Holborn and Chancery Lane stations are within short walking distance. Holborn is a very lively area with many social and eating options located nearby. Covent Garden is also within short walking distance offering many amenities.

Other nearby occupiers include, Pret a Manger, Ladbrokes, Papa Johns, Premier Inn as well as many various other independent and national retail, bar, restaurant and leisure facilities.

Description

The premises are an attractive newly refurbished retail premises with self-contained retail frontage onto the lively retail Theobalds Road.

The accommodation is arranged as open plan ground retail area behind glazed retail frontage with lower ground floor containing two new WCs, new kitchen, further retail area and two refurbished exposed brick attractive vaults.

Accommodation

The approximate net internal floor area is 650 sq ft (60.38 sq m). Breakdown between the floors is:

Ground Floor (NIA) 340 sq ft 31.58sq m

Lower Ground Floor (NIA) 310 sq ft 28.79 sq m



29 Theobalds Road

Retail / E Class space

Amenities

- Newly fully refurbished to an excellent standard
- New electric heating system throughout
- Solid wood floor on ground floor with vinyl tiled floor in lower ground
- New LED spot lighting throughout
- Kitchen
- Two new WCs
- Two refurbished exposed brick vaults
- Wall mounted electrical points.

Business rates

Rates payable 2026/27 approx. £10,857 (Ratable Value being £25,250).

Service charge

Recharge of buildings insurance only.

Energy performance

EPC Asset Rating = D



TERMS

New lease on terms by arrangement.

Rent £45,000 per annum, exclusive of all outgoings.

VAT is not applicable to rent.

29 Theobalds Road

Retail E Class commercial space



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For further details, please contact:

Ben Locke or Nigel Gouldsmith

Tel: **020 7234 9639**

E-mail: com@fieldandsons.co.uk

www.fieldandsons.biz