

CLASS E  
BASEMENT OPPORTUNITY

# HOLBORN

122-126 CHANCERY LANE

## Description

The subject premises are located on the southern end of Chancery Lane, connecting Fleet Street and High Holborn.

The property also benefits from being close to Chancery Lane Underground Station connecting the property to both West End and City of London.

Please refer to the attached copy of the street traders plan for further details.

## Accommodation

The premises are arranged on the basement floor comprising the following area:

<b>Basement</b>	1,594 sq. ft. (148.1 sq. m)
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## Lease

The premises are available on a new effectively full repairing and insuring lease for a term to be agreed, subject to an upward only rent review in the 5th year of the term.

## Rent

# £25,000

per annum exclusive.

## Service Charge

Full service charge information to be provided on request.



## Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

<b>Rateable Value</b>	£31,500
<b>Rates Payable (23/24)</b>	0.499p

All parties are to be advised to make their own enquiries to the relevant authority.

## EPC

An EPC has been commissioned. A full report is available upon request.

## Legal Costs

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

## Viewing

Viewing strictly via appointment through sole agents, **Green & Partners** contacting:

**Ben Sykes**

[ben.sykes@greenpartners.co.uk](mailto:ben.sykes@greenpartners.co.uk)

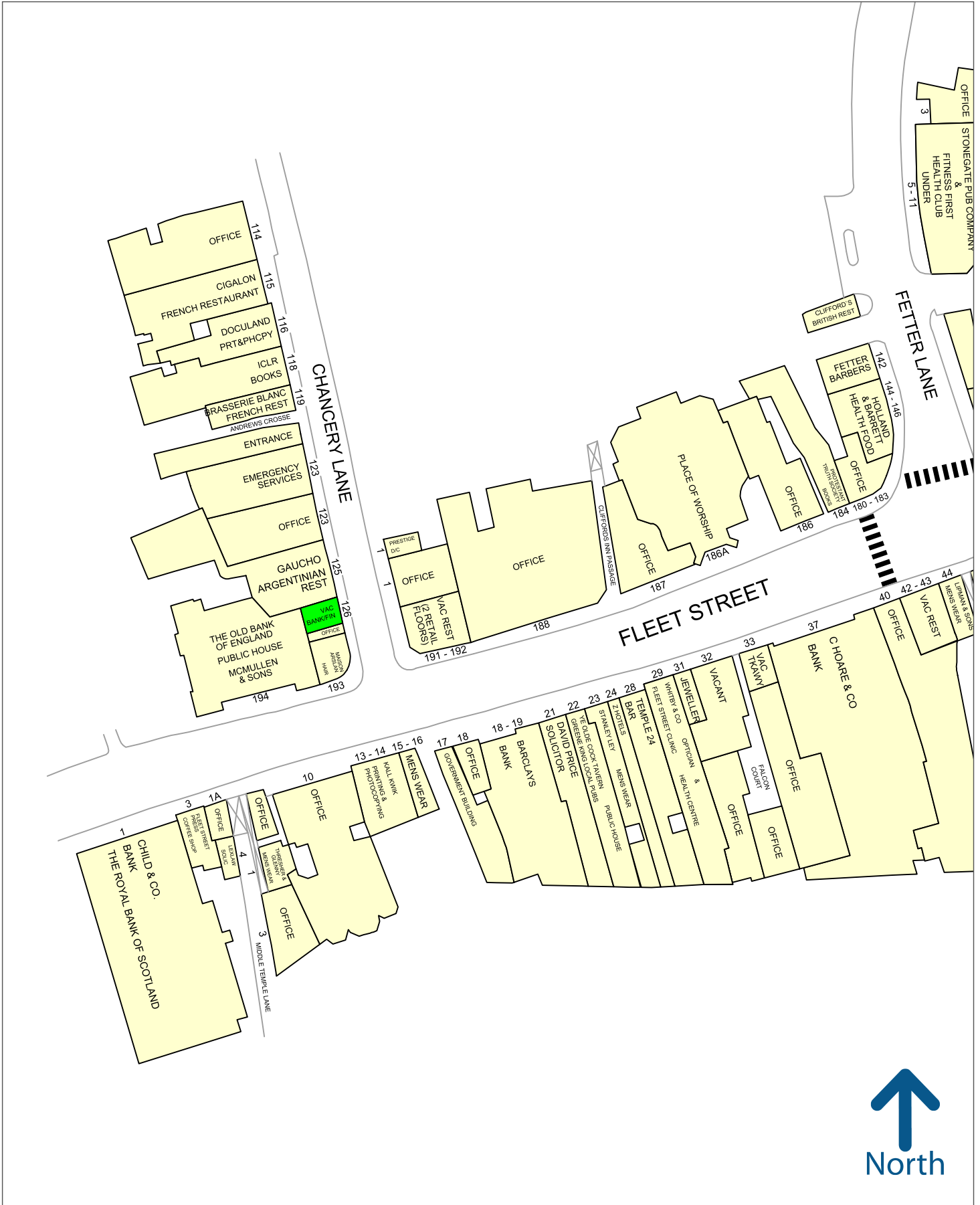
**07572 075103**

**Adam Bindman**

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**07825 442413**

*Subject to Contract*



50 metres  
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