

M MEDIVET
ALWAYS THERE

TO LET

45 Gray's Inn Road

London WC1X 8PP

*Ground Floor Commercial Premises with Basement | To Let by Assignment or Sublease**

TO LET

Ground Floor Commercial Premises with Basement Accommodation.

Key Features

- ▶ Prominent Gray's Inn Road frontage
- ▶ Ground floor shop with basement accommodation
- ▶ Busy Central London location, between King's Cross & Holborn
- ▶ Excellent public transport connections
- ▶ Air conditioning installed
- ▶ High levels of pedestrian footfall
- ▶ Suitable for a range of commercial uses (STP)





Description

The property comprises a ground floor shop with basement accommodation within a prominent mixed-use building.

The basement is accessed solely via an internal lift.

The premises were previously occupied as a veterinary clinic and may suit a range of alternative commercial uses, subject to the existing lease provisions, planning and any necessary landlord or superior landlord consents.

Location

The property is prominently situated on Gray's Inn Road, London WC1X, in a busy Central London location between King's Cross and Holborn. The area benefits from a strong mix of residential, office, medical and commercial occupiers, together with excellent public transport connections and high levels of pedestrian activity.

[View on Google Maps](#)

Accommodation (GIA)

	Sq Ft	Sq M
Frontage	18 ft 3 ins	5.23 m
Ground Floor	490 sq ft	45.5 sq m
Basement	398 sq ft	37.03 sq m
Total	888 sq ft	82.53 sq m
Lease	Assignment (or sublease) of the existing lease, expiring 30 January 2033.	
Rent	Originally £42,000 pax, subject to 5-yearly reviews.	
Rates	Current rateable value £31,750 – (Valuation April 2026).	
VAT	VAT payable	
EPC	Available on request	
Legal Costs	Each party to be responsible for their own legal costs	

Contact

Jonathan Sandrove

07595 288879

js@sandrove.co.uk

Howard Sandrove

07836 539993

hs@sandrove.co.uk

www.sandrove.co.uk

020 3488 7411

Subject to Contract