

FITTED RESTAURANT TO LET HEART OF MIDTOWN

24 CHANCERY LANE, LONDON,
WC2A 1LS

SHELLEY SANDZER

Since 1983



LOCATION:

The Georgian building is situated in the heart of Chancery Lane, a historic street that is well-known for being home to London's top professionals in the Law industry for example; Saatchi & Saatchi. The Law Society is situated to south and is the professional body for solicitors in England and Wales. The immediate area also features a wide mixture of office, retail and F&B operators and benefits from dense office footfall seven days a week.

Chancery Lane Underground Station is located 322m north of the subject building, providing access to the Central Line. Additionally, Farringdon Underground Station is within a kilometre of 24 Chancery Lane, and serves the Circle, Hammersmith & City, Metropolitan, Elizabeth, and National Rail lines.

ACCOMMODATION:

The self-contained restaurant affords the following approximate gross internal floor area;

GROUND FLOOR: 51 sq m / 548 sq ft.
BASEMENT: 70 sq m / 754 sq ft.
TOTAL: 121 sq m / 1,302 sq ft.

RENT:

Offers are invited in excess of £50,000 pa, subject to contract.

LEASE:

Available by the way of new FRI lease, for term to be agreed.

HANDOVER CONDITION:

As seen.

RATES:

We have been informed by the City of London of the following from April 1st:

Rateable Value: £31,750

LEGAL COSTS:

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

EPC:

Available on request.

VIEWINGS:

Strictly by appointment only through sole agents Shelley Sandzer:

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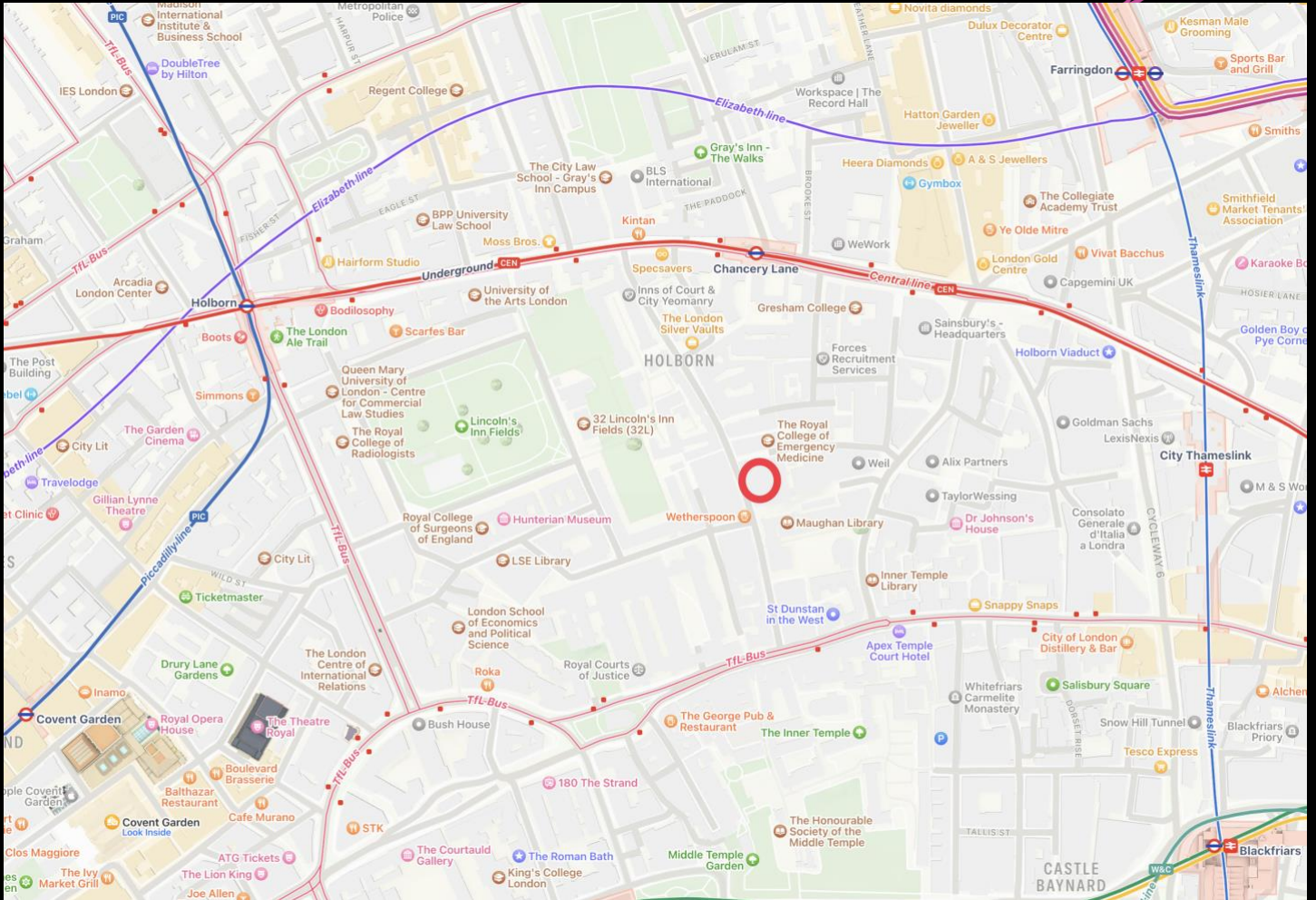
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