



35 THEOBALDS ROAD

London, WC1X 8SP



LOCATION

The restaurant is situated on Theobalds Road, which is a short walking distance from both Holborn and Chancery Lane Underground Stations.

The unit is surrounded by other well known traders such as Ladbrokes, Subway, Flight Centre, and Prets.

ACCOMMODATION

The premises are arranged over the ground floor and basement.

Net frontage	10.91 ft	3.3 m
Maximum internal width	14.48 ft	4.4 m
Built depth	44.75 ft	13.6 m
Ground floor	481 sq ft	44.7 m ²
Basement	361 sq ft	33.5 m ²
Total area	842 sq ft	78.2 m ²

The ground floor offers excellent natural light and includes a WC. The kitchen and a further WC are located in the basement.

KEY POINTS

- ◆ RESTAURANT TO LET
- ◆ NEW LEASE
- ◆ A1/A2/A3 USE
- ◆ EXCELLENT NATURAL LIGHT

LEASE TERMS

The premises are available by way of a new effectively full repairing and insuring lease outside the provisions of the Landlord & Tenant Act 1954 for a term to be agreed, subject to 5 yearly upward only rent reviews.

RENT

£35,000 pax.

PREMIUM

Offers invited

RATES

Rateable value— £25,495

Rates payable—£12,850 (2019/20)

(Interested parties are advised to make enquiries with the Local Authority)

EPC

C—69

LEGAL COSTS

Each party to be responsible for their own costs.

VIEWING

Strictly by appointment via sole agents Savoy Stewart.

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