

SHELLEY SANDZER

Since 1983



PRIME FITTED RESTAURANT ASSIGNMENT / SUB-LEASE OPPORTUNITY

74 Chancery Lane, London WC1

A rare opportunity to acquire a prominent corner restaurant in one of Central London’s strongest office and commuter locations.

The property occupies a highly visible corner position at the junction of High Holborn and Chancery Lane, benefiting from exceptional frontage and exposure to substantial pedestrian and vehicular traffic throughout the day.

ACCOMMODATION

FLOOR	SQ Ft		SQ M
Ground Floor	1,099		102.11
Basement	1,502		139.52
Vault	258		23.95
TOTAL	2,859		265.61

LEASE

Available by way of an assignment or sub-lease, expiring 2032, next rent review to take place in 2027

Further lease information available upon request.

RENT

Upon application.

EPC

Available upon request.

MIDTOWN LOCATION HIGHLIGHTS

Surrounded by a dense concentration of office occupiers including Deloitte, Goldman Sachs, Taylor Wessing & Mishcon De Reya generating significant daytime trade.

The immediate area is also home to a wide range of established food and beverage operators including Pret A Manger.

- Chancery Lane Station – 1 min walk
- Holborn Station – 3 mins walk
- Strong lunchtime & evening footfall
- Pret, Starbucks, Pure & Leon nearby

BUSINESS RATES

Interested parties are advised to make their own enquiries with the local authority.

PLANNING

The premises benefit from Use Class E and are suitable for a variety of restaurant, café, leisure and retail uses, subject to the necessary consents.

A flue extraction system is installed.

VIEWING

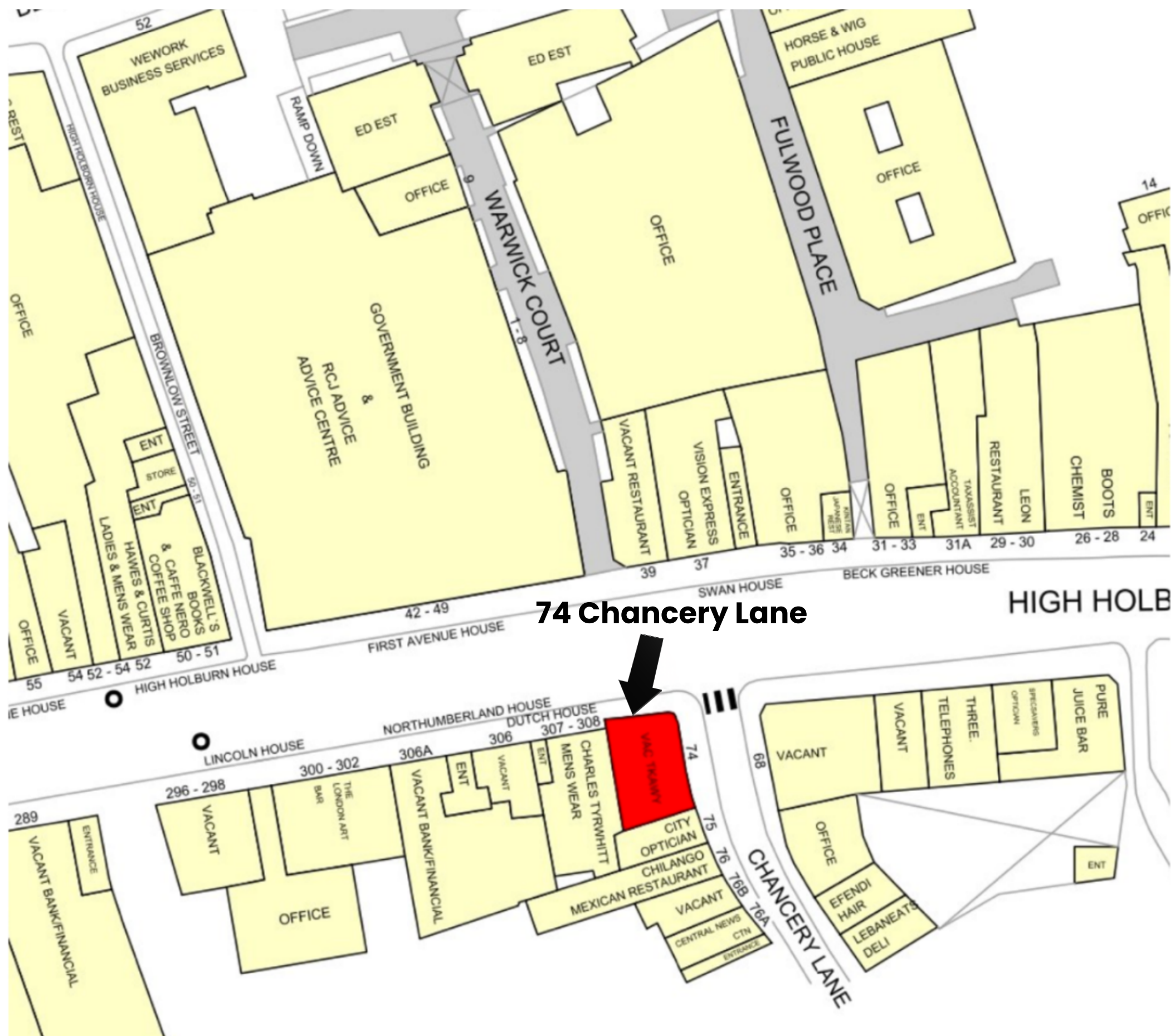
Strictly through the sole agents:

SHELLEY SANDZER

Nick Weir

+7930 408271

nick@shelleysandzer.co.uk



Misrepresentation Act 1967: These particulars are intended as a guide only and do not constitute any part of an offer or contract. All descriptions, dimensions and other details are given without responsibility and interested parties should satisfy themselves as to their accuracy.