

**PRIME CLASS E RETAIL / RESTAURANT
UNIT
TO LET**

19 HOLBORN, LONDON EC1N 2JD

**SHELLEY
SANDZER**

Since 1983



LOCATION

The building occupies a prime position on Holborn and benefits from a thriving commercial and retail environment popular with occupiers from the financial, legal and media sectors. Chancery Lane underground station and Farringdon station are within a short walking distance providing ready access to the underground and the mainline rail network, for Crossrail. Nearby operators include Wasabi, McDonalds, Joe & The Juice, Sainsbury HQ etc.

LEASE

A new lease is available for a term to be agreed.

RENT

Offers invited.

ACCOMMODATION

The accommodation is arranged over ground and basement with the approximate floor areas:

GROUND FLOOR	900 sq ft (83.6 sq m)
BASEMENT	820 sq ft (76.5 sq m)
TOTAL	1,724 sq ft (160 sq m)

HANDBOOK CONDITION

EPC

Available on request.

RATES

We have been informed by the City of London of the following:

Rateable Value: £87,874

Rates Payable: £43,937

Interested parties to make their own enquires.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

VIEWINGS

Strictly by appointment only through sole agents Shelley Sandzer:

Tony Levine

Tony@shelleysandzer.co.uk

020 7580 3366 / 07828 582 573

Nick Weir

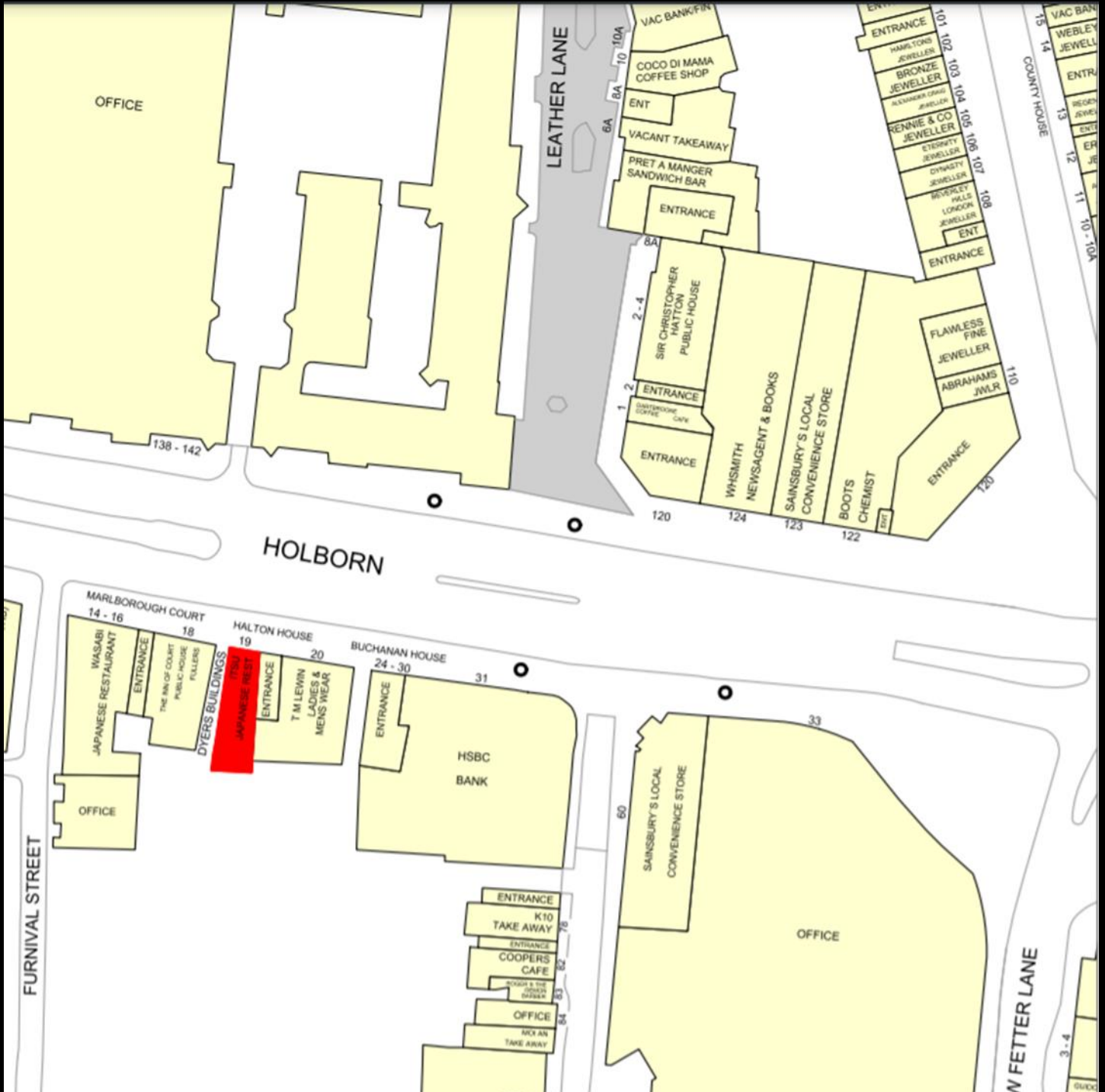
Nick@shelleysandzer.co.uk

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