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# HOLBORN

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14 LEATHER LANE EC1



CLASS E SHOP PREMISES  
NEW LEASE

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## LOCATION

Situated in the heart of Holborn on the eastern side of Leather Lane close to the intersection with Greville Street. The location benefits from the daily activity and footfall generated by Leather Lane Market. Nearby occupiers include **Prufrock Coffee, Tongue & Brisket, Maoz, Gymbox, Pret a Manger** and **Coco di Mama** amongst others.

## DESCRIPTION

The shop is double-fronted and arranged over the ground floor and basement levels providing the following approximate net internal dimensions and floor area:

Internal width (max)	28 ft 5 ins	8.67 m
Build depth (max)	50 ft 1 ins	15.27 m
Ground floor	978 sq ft	90.67 sq m
Basement	417 sq ft	38.74 sq m

Floor plans are available on request.

## TENURE

The shop is available by way of a new FRI for a term to be agreed subject to 5 yearly upward-only rent reviews.

## RENT

£55,000 per annum exclusive.

**Misrepresentation Act:** Whilst every care is taken in the preparation of these particulars BC Retail and the vendor / lessor take no responsibility for any error, mis-statements or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to this property. 2023 SUBJECT TO CONTRACT

## USE

We believe the premises have Class E use however interested parties should make their own enquiries with Camden Borough Council Planning Department.

## RATES

The local authority has verbally advised us that the property is currently assessed as follows:

Rateable Value £38,250

Interested parties should verify the above figures for themselves with the local authority or by referring to [www.voa.gov.uk](http://www.voa.gov.uk).

## EPC

An EPC can be made available on request.

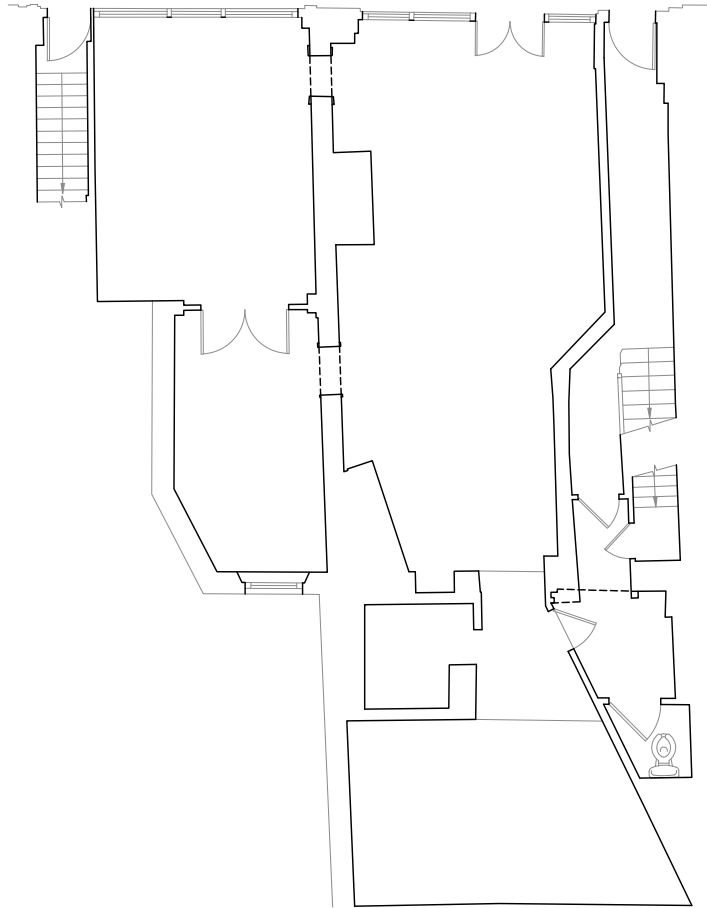
## VIEWING

Viewing are strictly by appointment via the retained agents:

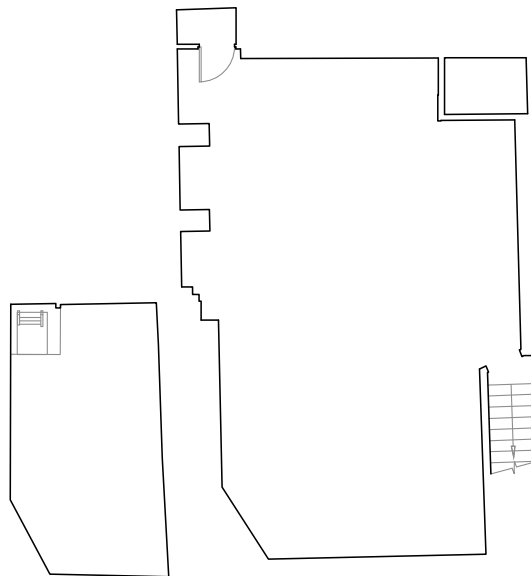
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## GROUND FOOR



## BASEMENT

NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.