

TO LET

Ground Floor Class E Unit

Viaro House 20-23 Holborn
London, EC1N 2JD

Key information

- ❑ Ground Front door to Holborn
- ❑ Retail Frontage
- ❑ Shell ready for fit-out
- ❑ Potential uses – retail, health, F&B, services
- ❑ Alternative Use – full offices with connection to main reception

Contact

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Location

This property is located on Holborn (A40) close to Chancery Lane tube and opposite the Prudential Buildings.

This part of Midtown has great connectivity with Chancery Lane, Holborn and Farringdon stations very close.

Description

This unit was previously a retail shop. It is currently self-contained, has retail frontage and a direct street entrance.

It is possible (for an office used) to open a door into main building reception and close off the private front door.

Energy Performance Rating

Energy Performance Asset Rating – C(51)

Terms & Tenure

A new lease is available direct from the landlord for a term to be agreed.

- Rent - £45 psf
- Service charge - TBC
- Rates - £34 (est)

VAT

The property is VAT elected

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Rating

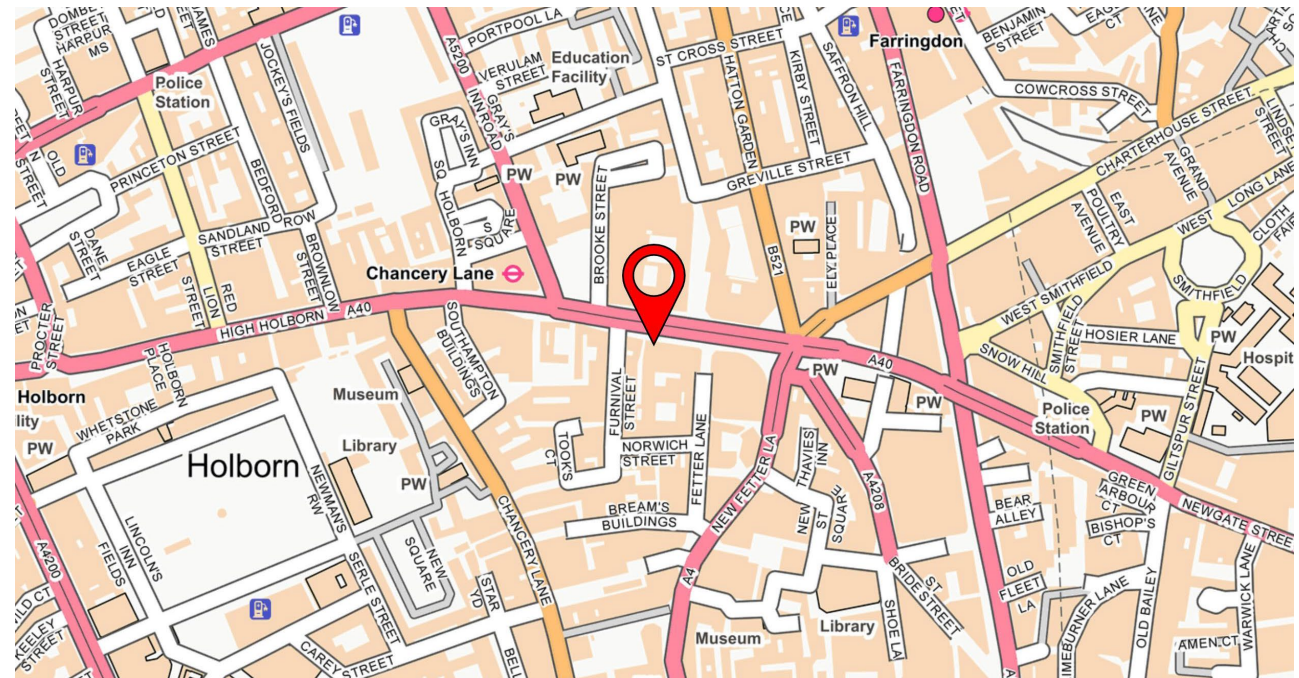
We are advised that the Rateable Value for the property is £114,000 and rates payable is circa £62,244 annum.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates.

Viewing

Strictly via the joint letting agents only



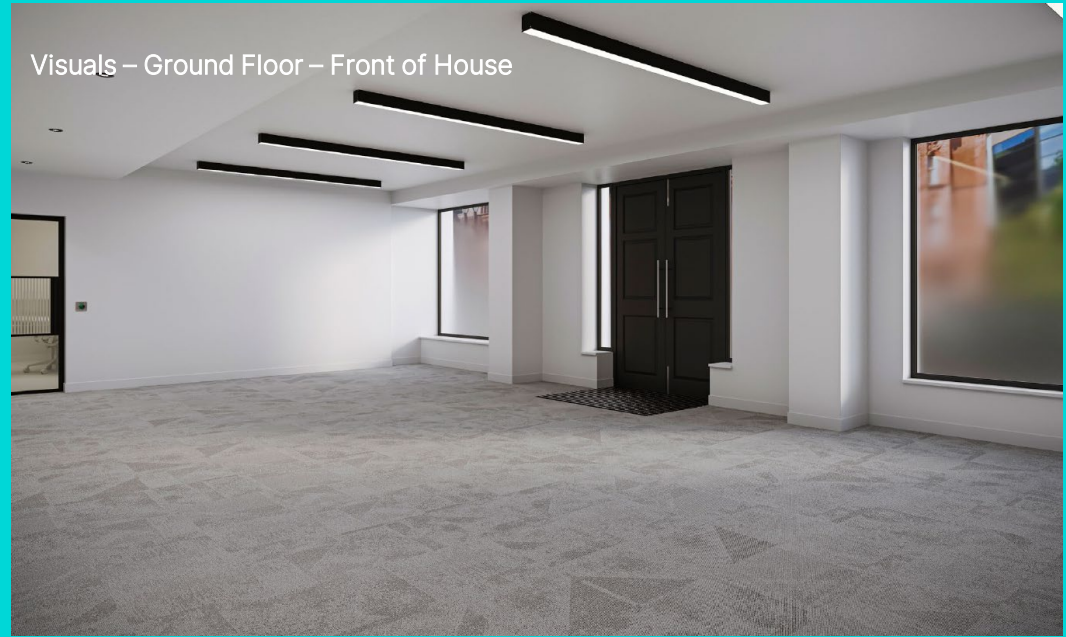
Accommodation

The property comprises the following approximate floor areas:-

	Sq m	Sq ft
Retail Space	167	1,793
Total	167	1,793

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.

Visuals – Ground Floor – Front of House



Visuals – Ground Floor – Back of House



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