

PROPERTY PARTICULARS

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Property Consultants
& Estate Agents

CAFÉ UNIT FOR SALE

NEAR HOLBORN AND BLOOMSBURY



17 THEOBALD'S ROAD, LONDON WC1X 8SL

Information is given only on the following basis. 'Information' means these details and any other information, verbal or in writing, which we give you or your representatives in relation to the property or the transaction. Information does not form part of any offer or contract. These particulars are a general outline only and cannot be relied on as statements of fact. Information is believed to be correct but we do not guarantee its accuracy. Information supplied by our client is passed on in good faith and we do not independently check it. Measurements are approximate only. We do not check services or legal or title matters. We do not warrant that necessary permissions exist. You must satisfy yourself about the accuracy of all Information and that the property and the terms meet your requirements by your own inspection and investigations.

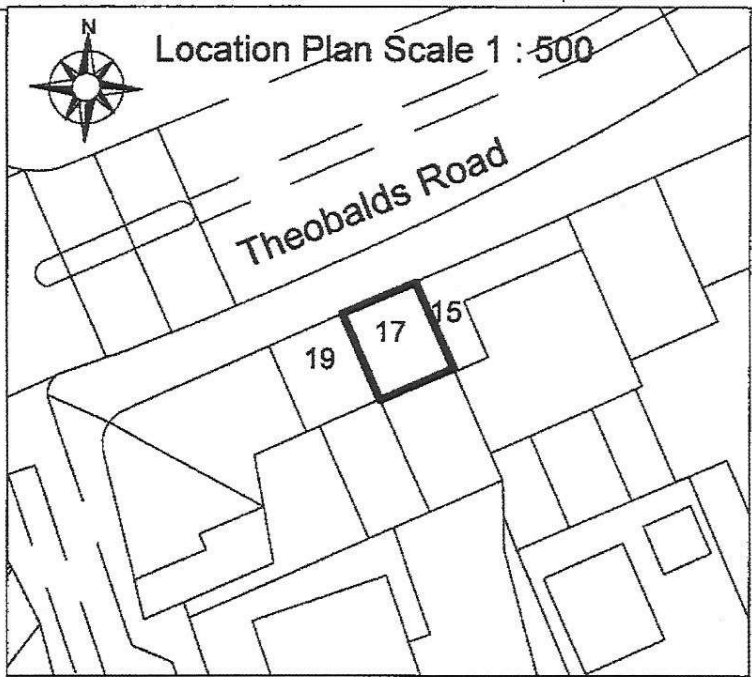




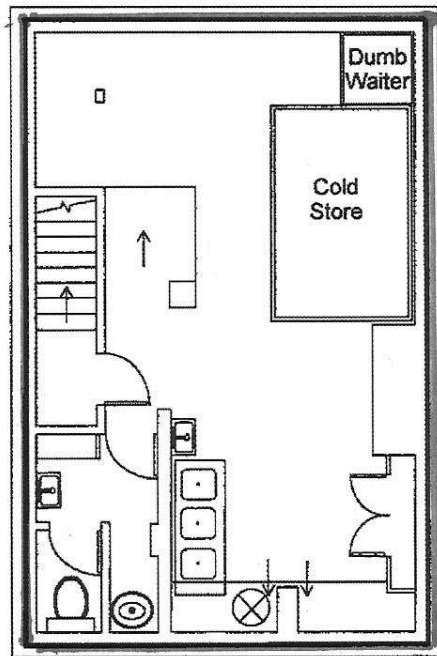
17 THEOBALD'S ROAD, LONDON WC1X 8SL

LOCATION	<p>The property is located on the south side of Theobald's Road, close to the junction with Lamb's Conduit Street and Red Lion Street, and next to Pret a Manger.</p> <p>Holborn Station (Central, Piccadilly lines) is a 5 minutes walk away, and nearby are numerous hotels, large office buildings, shops and restaurants.</p>						
DESCRIPTION	<p>The premises is arranged as a ground floor café and open kitchen to the rear with basement food preparation, ample storage and WC. Cooking is by electrical equipment and the unit has an extraction system, dumb waiter and AC.</p>						
AMENITIES	<ul style="list-style-type: none">* Sought after location* Fitted out café unit* Extraction system* Dumb waiter* Air conditioning* Excellent natural light* Renewable lease* Ample storage						
TENURE	<p>Available on an assignment of a 10 year lease from 26th July 2021 passing at a rent of £25,000 PAX, with rent review on 26th July 2026. The lease has been granted within sections 24-28 of the Landlord & Tenant Act and is renewable.</p>						
ANNUAL PASSING RENT	£25,000 PAX						
PREMIUM	£95,000						
VAT	The property is not VAT elected and VAT is not charged on outgoings.						
AREAS <i>(all areas are stated apx.)</i>	<table><tr><td>Ground floor</td><td>330 sq ft/30.66 sqm</td></tr><tr><td>Basement</td><td>360 sq ft/33.4 sqm</td></tr><tr><td>TOTAL</td><td>690 sq ft/64.06 sqm</td></tr></table>	Ground floor	330 sq ft/30.66 sqm	Basement	360 sq ft/33.4 sqm	TOTAL	690 sq ft/64.06 sqm
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TOTAL	690 sq ft/64.06 sqm						
BUSINESS RATES	<p>Rateable Value £21,750. This is not the rates that you pay. We understand business rates payable are approx. £10,853 per annum. Interested parties are advised to make their own enquiries of Camden council to confirm this. Relief may be available.</p>						
EPC	C/72						
VIEWING							

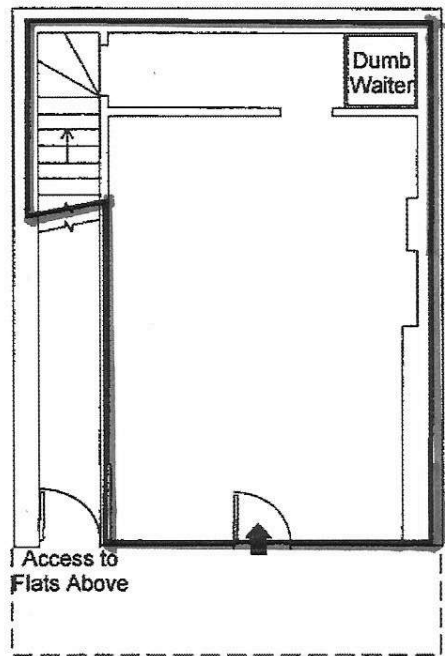
Through Sole Agent
JARVIS KELLER – 020 7251 9226
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07876 245 302



Lower Ground Floor



Ground Floor



Jack Swindon



Scale 1 : 100 @ A4

Metres 0 1 2 3

17 Theobald's Road
London
WC1X 8SL

Drawn by
Floorsquared
T : 020 8579 0220
March 2010

Jack Swindon, Director