



BISHOPS HOUSE
3 Gray's Inn Road

BAR / LEISURE OPPORTUNITY IN THE HEART OF MIDTOWN
LOCATED DIRECTLY ABOVE CHANCERY LANE TUBE STATION

PRIME OPPORTUNITY IN HIGH HOLBORN

The unit provides an unparalleled opportunity for a bar or leisure opportunity in the bustling commercial and cultural hub of Midtown, located directly above Chancery Lane tube station. The landlord holds an alcohol and music licence on the premises which can be transferred. The location plays host to a range of popular occupiers including Snap Fitness, Greggs, Holland & Barrett, Tesco, Joe & The Juice, M&S Simply Food, Amazon Fresh, Costa and Leon.



MAIN ENTRANCE

Artists impression of potential arrangement



*CGI shows the actual layout and dimensions of the space. The unit will be delivered in shell and core condition with capped off services.

MAIN SALES AREA

Artists impression of potential arrangement

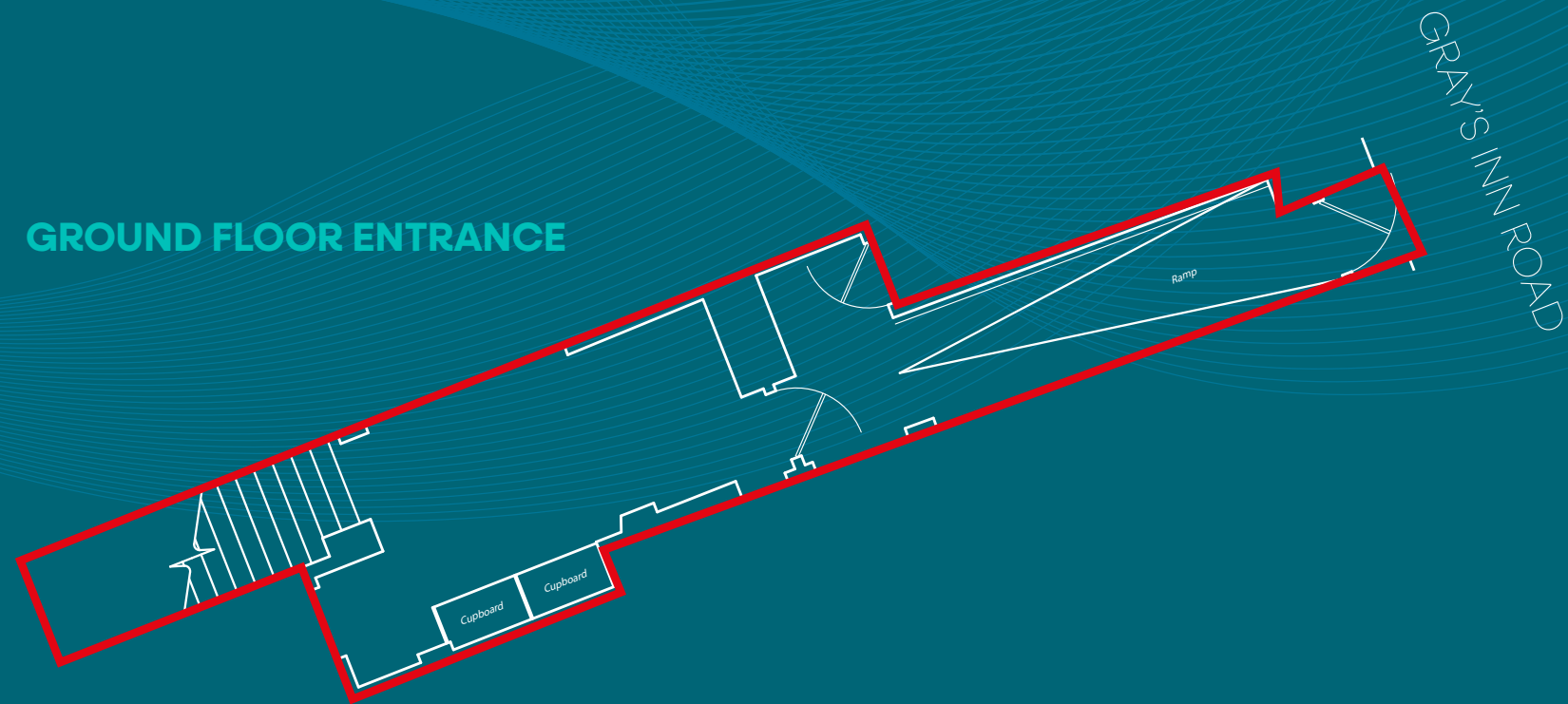


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FLOOR PLANS

FLOOR	SIZE (sq. ft.)	SIZE (sq. m.)
Ground	300	27.9
Basement	3,170	294.5
Total	3,470	322.4

GROUND FLOOR ENTRANCE



BASEMENT



A THRIVING CENTRAL NEIGHBOURHOOD

High Holborn is a well-connected, buzzing location and benefits from an array of both traditional and cutting-edge amenities and attracts occupiers from across all sectors. Bishops House is located directly above Chancery Lane tube station which provides links across London via the Central Line.



BARS & RESTAURANTS

- 1 Catalyst
- 2 Simmons Bar
- 3 All Bar One
- 4 Scarfes Bar
- 5 The Ship Tavern
- 6 The Bountiful Cow
- 7 Bounce Farringdon
- 8 Caffè Vergnano 1882
- 9 Black Sheep
Coffee & Cocktails
- 10 Sway Bar
- 11 The Fable
- 12 Lucky Voice
- 13 The Gentlemen Baristas
- 14 Joe & The Juice
- 15 Gaucho
- 16 Chilango
- 17 Choppaluna
- 18 Pret (multiple locations)
- 19 Bleeding Heart Bistro
- 20 The Refinery
- 21 Yolk

RETAIL STORES

- 1 Snap Fitness
- 2 Greggs
- 3 Holland & Barrett
- 4 Tesco Express
- 5 Sainsbury's Local
- 6 M&S Simply Food
- 7 Oliver Bonas
- 8 Costa

OTHER HIGHLIGHTS

- 1 Gymbox Holborn
- 2 Fitness First High Holborn
- 3 Sandbox VR
- 4 The Gym Group Holborn
- 5 Gymbox Farringdon

SETTING THE SOCIAL SCENE

Holborn is a flourishing social district of London which connects the West End to the City. Its prominent location plays host to some of the most sought-after competitive socialising venues, wine bars and eateries around - from high-end hotels to cocktail bars, artisan bakeries, bowling alleys, darts bars, urban golf and quirky pubs.



**CHANCERY LANE
TUBE STATION**
3,405,923 PASSENGER
USAGE 2020



**DAILY AVERAGE OF
8,016.14 PASSENGERS
STARTING OR ENDING
THEIR JOURNEY**

COSTA
ONE OF MANY
NEW OCCUPIERS
TO THE AREA



LICENCE

The landlord holds a rare alcohol and music licence on the premises which runs **Monday-Sunday 09.00-03.30** which can be transferred.

LEASE

A new full repairing and insuring lease for a term to be agreed. The lease will be contracted outside the security of tenure provisions of the 1954 Landlord & Tenant Act (Part II) as amended.

RENT

£150,000 per annum exclusive.

RATES

The rateable value of the premises is £93,500 as of 1 April 2023.

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

EPC Available upon request.

POWER

69 KVA.



VIEWING & FURTHER INFORMATION

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