

PROPERTY PARTICULARS

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Property Consultants
& Estate Agents

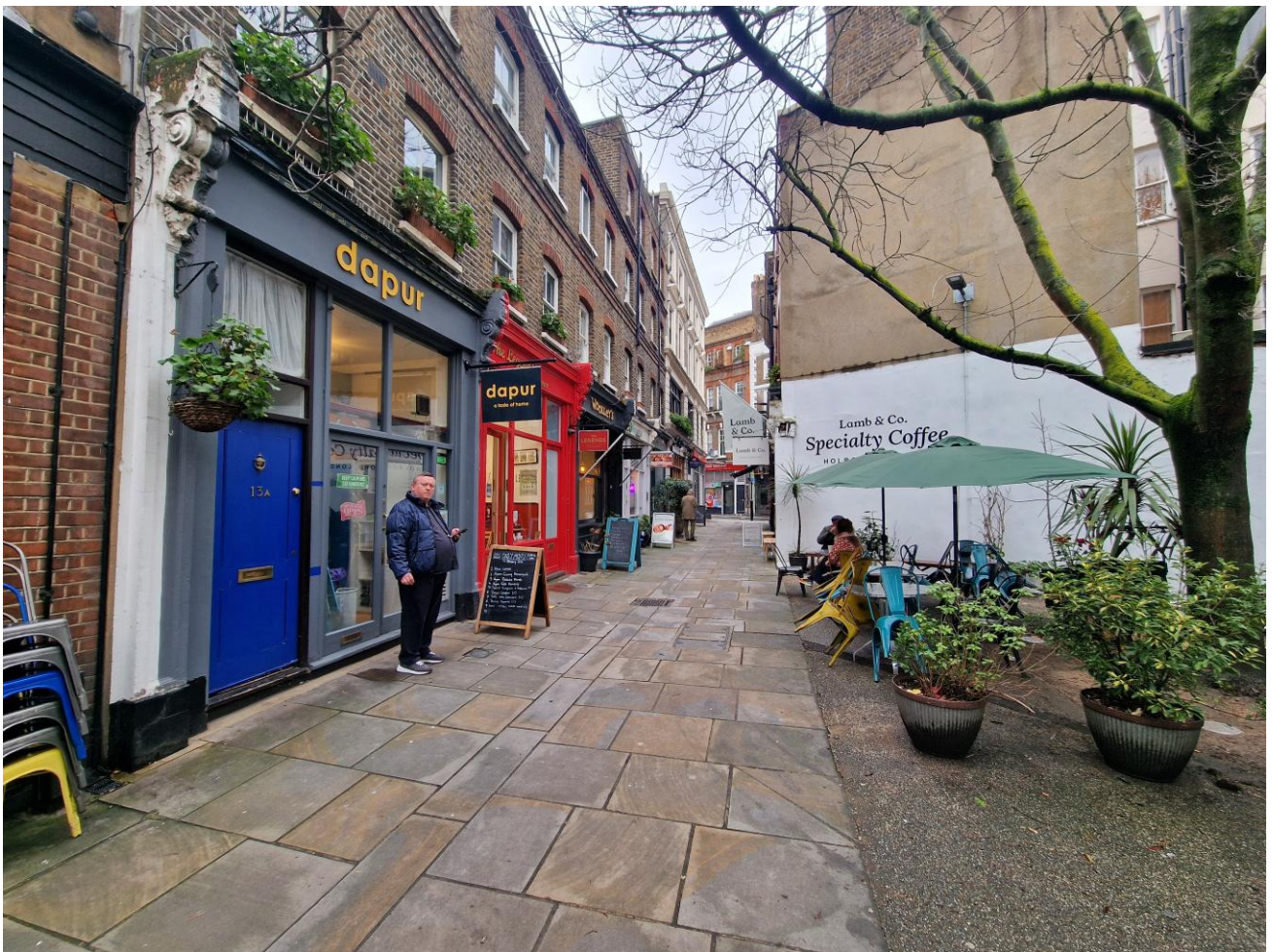
RETAIL UNIT TO LET NEAR HOLBORN AND BLOOMSBURY



12 LAMB'S CONDUIT PASSAGE, LONDON WC1R 4RH

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.



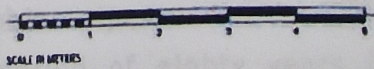
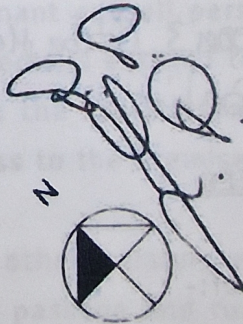
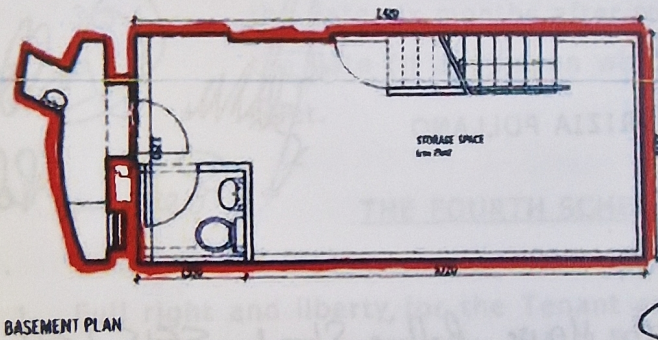
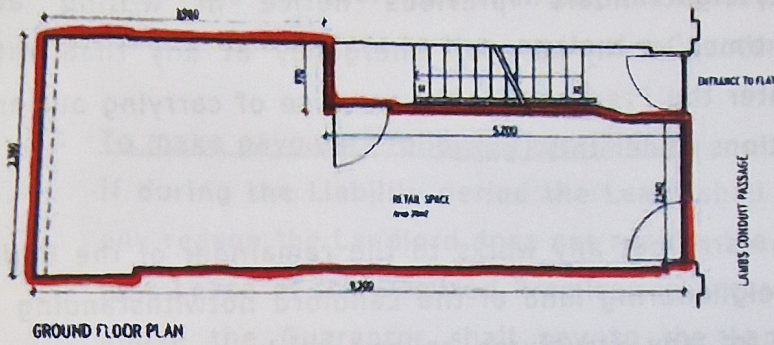


12 LAMB'S CONDUIT PASSAGE, LONDON WC1R 4RH

LOCATION	The property is located on the north side Lamb's Conduit Passage close to the junction with Red Lion Street. Holborn Station (Central, Piccadilly lines) is a 5 minutes walk away and nearby are numerous hotels, large office buildings, shops and restaurants.						
DESCRIPTION	The premises is arranged as a ground floor barber shop with 5 chairs, counter, basement utility room, storage and WC.						
AMENITIES	<ul style="list-style-type: none">* Sought after location* Excellent natural light* Good floor to ceiling height* Fitted out barber shop* Wooden floor* WC* Storage						
TENURE	Available on a new lease on terms to be agreed by negotiation.						
ANNUAL RENT	£28,500 PAX						
PREMIUM	£35,000						
VAT	We understand that the Property is not VAT elected, and VAT will not be charged on outgoings.						
AREAS <i>(all areas are stated apx.)</i>	<table><tr><td>Ground floor</td><td>267 sq ft/24.8 sqm</td></tr><tr><td>Basement</td><td>240 sq ft/22.3 sqm</td></tr><tr><td>TOTAL</td><td>507 sq ft/47.1 sqm</td></tr></table>	Ground floor	267 sq ft/24.8 sqm	Basement	240 sq ft/22.3 sqm	TOTAL	507 sq ft/47.1 sqm
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Basement	240 sq ft/22.3 sqm						
TOTAL	507 sq ft/47.1 sqm						
BUSINESS RATES	Rateable Value £18,000. This is not the rates you pay. We understand business rates payable are approx. £8,982 per annum. Interested parties are advised to make their own enquiries of Camden to confirm this. Relief may be available.						
EPC	D/97						

VIEWING

Through Sole Agent
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 All information is subject to statutory consents, rights of light and survey
 Do not scale these drawings - Use digital dimensions only and verify on site

Date	Drawn	Checked
16.10.08	ng	ng
17.10.08		

Gregori Chiarotti

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Client
 Mr & Mrs Polano

Project
 12 Lambs Conduit Passage
 London
 WC1R 4RH

FOR INFORMATION

Drawings
 Ground & Basement Floors
 Lease Plan

Number	Date	Drawn by	Check by
050 @ A2	Oct 08	ng	
100 @ A4			

Project No	Drawing No	Revisions
0716	4000	1