

CLASS E - SHOP TO LET

306A High Holborn

London, WC1V



Savills London

33 Margaret
Street London
W1G 0JD

savills.co.uk



Location

The premises are located on the south side of High Holborn, close to Chancery Lane.

Nearby retailers include **Hawes & Curtis**, **Blackwells**, **Charles Tyrwhitt** and **Vision Express**.

Accommodation

The premises comprise the following dimensions and net internal floor areas:-

Average Internal Width: 29 ft 4 in 8.95 m

Shop Depth: 81 ft 24.69 m

Ground Floor: **2,924 sq ft** **271 sq m**



Viewing & further information

Strictly by prior arrangement only with:

Alex Hughes

Alexander.Hughes@savills.com
+44 (0) 7495 755 578

Gavin Rowlands

Gavin.Rowlands@savills.com
+44 (0) 7960 960 450



Rent

Available upon application.

Tenure

A new lease is available for a term to be agreed. Flexible lease proposals will also be considered.

Rates

Rateable Value (2024/24): £115,000

UBR: £0.566

Rates Payable: £65,090

Parties are advised to make their own enquiries to verify upcoming rates payable and whether rates relief.

Use

The premises currently benefits from Class E use which includes various commercial uses including Retail, Restaurant, Office or Gym space without the need for change of use.

Legal Costs

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

EPC

A valid EPC for this property can be made available upon request.



Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

March 2024

savills



We connect the dots
between landlords,
brands and powerful
consumer insights

[Find out more here](#)

Savills London

33 Margaret
Street London
W1G 0JD

savills.co.uk



savills