

WOULD SUIT
COFFEE SHOP
GRAB & GO
OR SIMILAR
RETAIL USE

CLASS E RETAIL PREMISES TO LEASE

PRIME
HOLBORN
LOCATION
ADJACENT
TO HOLBORN
TUBE STATION

MAY COMPANY
RETAIL & LEISURE SPECIALISTS



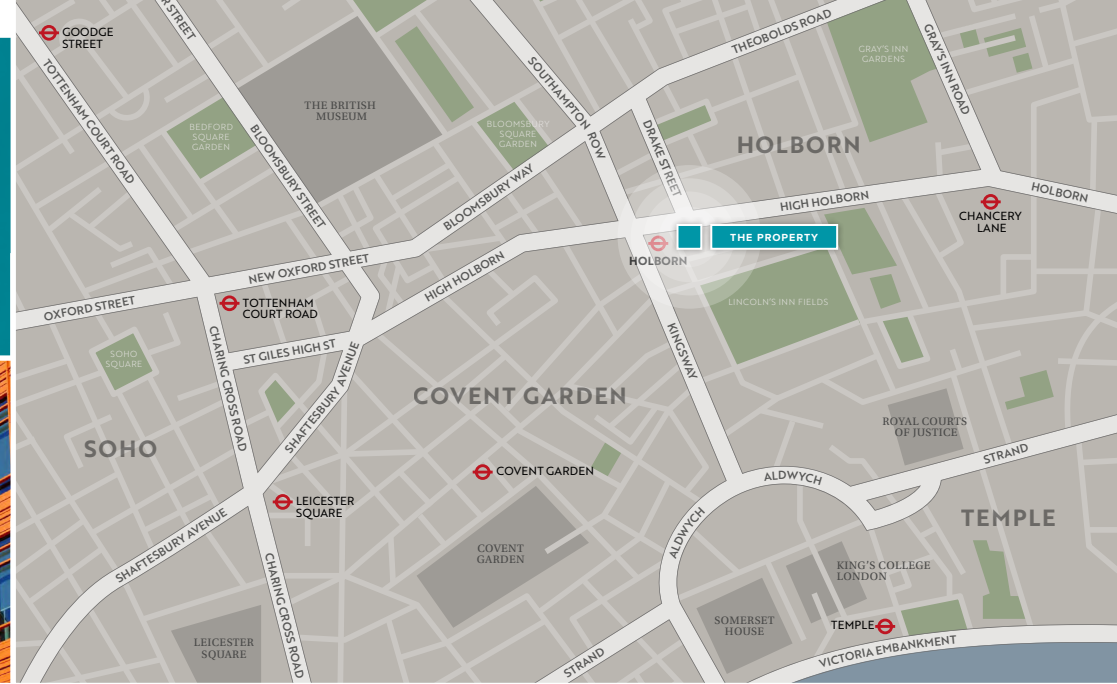
UNIT 2 | GROUND FLOOR

KINGSBOURNE HOUSE | 230 HIGH HOLBORN
LONDON | WC1V 7EG



LOCATION

HOLBORN IS A VIBRANT, MIXED-USE DESTINATION WITH A WIDE AND VARIED OFFERING.



With over 150,000 people passing through Holborn Underground station each day, the property is located in a prime high footfall spot adjacent to the High Holborn station exit, and between the Krispy Kreme and Superdrug outlets. Positioned only metres away from the tube entrance, the property provides access to the Underground network through the Central and Piccadilly Lines. Covent Garden, Oxford Circus, Soho, with the majority of Central London's key landmarks a short walk away.

The unit forms part of **Kingsbourne House**, a Grade A, 7 floor office building with coworking and private offices with 24 hour access which sits above the station.

There are a number of F&B operators in the immediate vicinity including Costa Coffee, Franco Manca, Wasabi, Caffe Nero and Itsu.



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THE PROPERTY

THE PROPERTY COMPRISES A RETAIL SHOP UNIT SITUATED ON THE GROUND FLOOR.

SIZE	Ground floor retail	427 sq ft
	TOTAL	427 sq ft
USE	Class E, would suit Retail or F&B (no extract).	
RENT	Upon application to named parties.	
HANDOVER	With VP, the Landlord can strip the unit if a new tenant requires.	
LEASE	A brand new lease is available with terms to be agreed direct from the Landlord, with five yearly upwards only rent reviews.	
SERVICE CHARGE	Currently running at £9 per sq ft including Insurance contribution.	
BUSINESS RATES	According to the VOA website the Rateable Value effective 1 April 23 is £66,000.	

MISREPRESENTATIONS ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

These sales particulars are intended only to give a fair description of the property and do not form the basis of any contract or any part thereof. The descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed. The purchaser or lessee will be responsible for satisfying themselves on all matters relevant to any developments they may propose to carry out and neither the Vendors nor their agents accept liability in respect thereof. These particulars do not constitute any part of any offer or contract. The Vendors do not make or give, nor does any other person in their employment have any authority to make or give, any representations or warranty whatsoever in relation to this property. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Regulated by RICS.



All viewings are by prior appointment from the Landlord's sole agents, May & Company:

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