



# To let

Basement Restaurant/Bar

227-231 High Holborn, London, WC1V 7DA



Holborn Underground Station is situated on the Central and Piccadilly Lines, providing easy access within Zone 1 of the Transport for London network. Holborn is a bustling area in central London, located within the borough of Camden. The station is centrally located on High Holborn and experiences significant foot traffic, benefiting from its proximity to offices, legal institutions, and cultural landmarks.

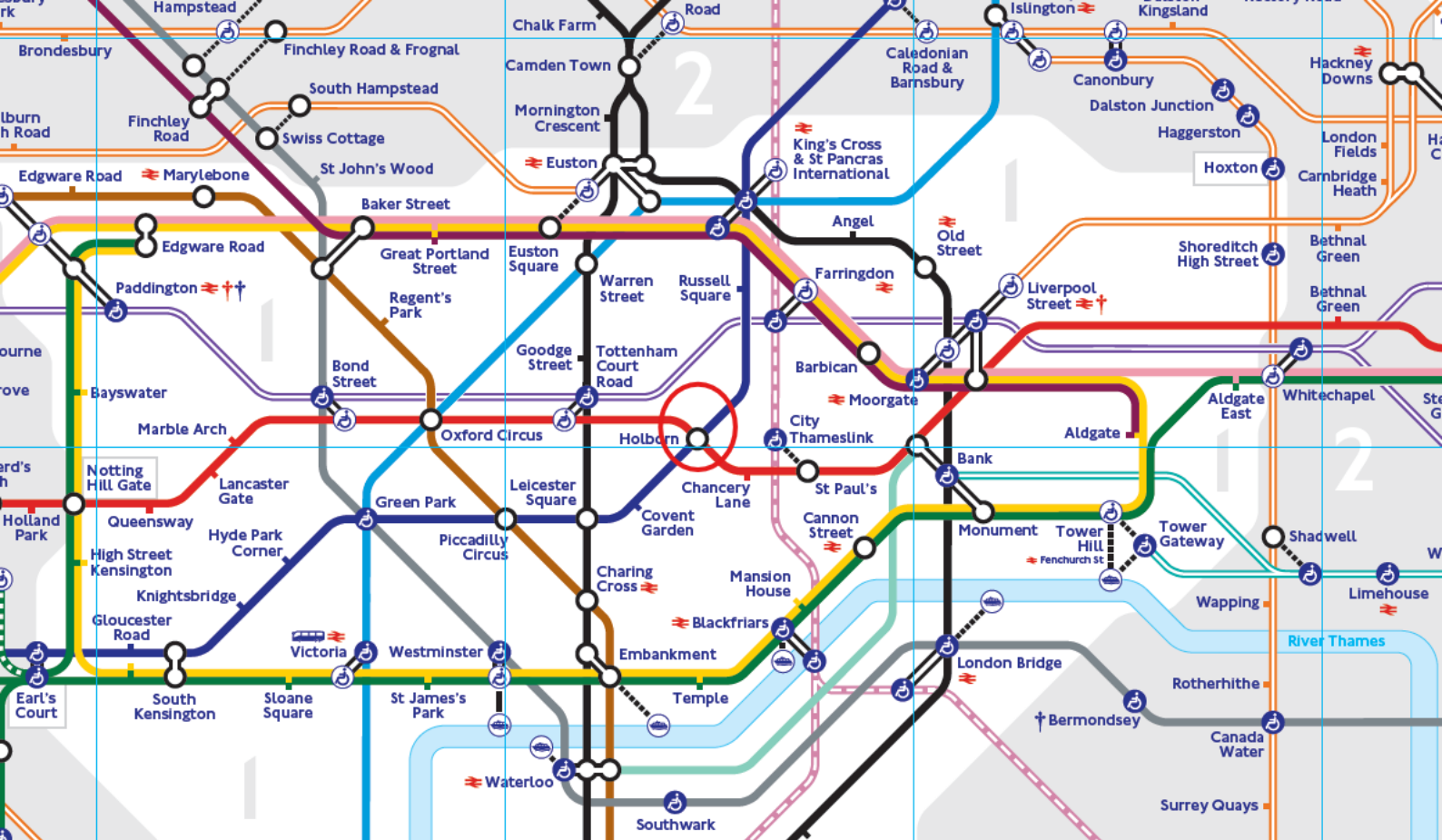
Holborn benefits from several high-quality hospitality businesses such as Blank Street Coffee, Wagamama, Franco Manca, Krispy Kreme and many more pubs and high-street retailers.

## Zone 1

London Underground station

## 20.2million

Annual Station Footfall



**Description:**

The unit features a ground-floor entrance facing Kingsway. Previously operating as a restaurant, the premises are well-maintained and still fully fitted.

**Unit Size:**

Ground	10 sq ft (1 sq. m)
Basement	5,014 sq ft (466 sq. m)
<b>Total</b>	<b>5,024 sq ft (467 sq. m)</b>

**Usage:**

Retail, Restaurant or Bar use.

**Lease:**

10-year lease with a mutual break option at the fifth anniversary contracted outside the Landlord & Tenant Act 1954. Annual RPI uplifts and open market rent review at fifth anniversary. Service charge payable.

**Rent:**

The base rent payable to be £170,000 or an agreed percentage of gross turnover, whichever is the higher, and will be net of VAT and exclusive of rates.

**Rates:**

Interested parties are advised to contact the VOA directly for more information.

**Legal Costs:**

Each party is to be responsible for their own legal costs.

**Offers:**

Interested parties will be expected to provide a full business case with financials.

**ALL ENQUIRIES:**

Matthew Englander  
 Matthew.Englander@cushwake.com

Roshni Patel  
 Roshni.N.Patel@cushwake.com

