



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



2 Gate Street, Holborn WC2A 3HP

Prime Commercial Unit Available to Rent in Holborn (721sqft)

SUMMARY

- Flexible **commercial unit (Class-E)** available to **rent** on **Gate Street**
- Space is laid out over **basement and ground floor** measuring **721sqft in total**
- Property offers **one of the most exciting retail pitches in the London market**, located just around the corner (0.1 miles) from **Holborn underground station** (Central and Piccadilly line)
- Likely to appeal to **boutique coffee shops** or **takeaway food operators**
- We are inviting offers **in excess of £25,000pax (£34.70psf)**



DESCRIPTION

A rare and exciting opportunity for an occupier to secure **prime commercial** space in **Holborn**. The available unit comprises a **fully fitted café** at **ground floor level** and a **kitchen and staff facilities/ WC** in the **basement**.

The subject property benefits from a **flexible use Class-E** and is available to rent. Accommodation available is split with **378sqft at ground level** and **343sqft in the basement (721sqft total)**. The end user is likely to be a **bespoke café** or a **takeaway food operator**. The property is in good working order and requires cosmetic modernisation before being ready for occupation.

LOCATION

The corner property is located along **Gate Street** which is 2 minutes' walk away from **Holborn underground station** (Central and Piccadilly Line). The location is served by numerous **theatres, restaurants, bars and clubs** and is one of London's premier evening entertainment areas. Extensive **shopping and leisure facilities** are located a short distance from the property in popular districts including **Covent Garden, Piccadilly** and **Leicester Square**.

The unit is centrally located amongst **world's renowned universities**, including London School of Economics (LSE), Queen Mary (QMUL), Kings College and University College London (UCL) and therefore benefitting from a diverse community of **students, working professionals and tourists**.



PROPERTY ADDRESS
2 Gate Street, Holborn WC2A 3HP

FURTHER INFORMATION

Available upon request.

BUSINESS RATES & SERVICE CHARGE

According to the summary valuation effective from 1st April 2017, the rateable value for the property is **£28,750pax**. Therefore, **we would estimate rates payable to be £14,088pax**. Interested parties are to make their own enquiries with **Camden council** for exact figures.

TERMS

We are inviting **offers in excess of £25,000** (£34.70psf) for a **new FRI lease** direct with the landlord. Our client will also expect a minimum of **3-months' rent deposit** to be held for the duration of the term.



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