

RESTAURANT / RETAIL UNIT (OTHER USES CONSIDERED STPP)
TO LET ON A NEW LEASE – 2,889 FT² / 268.42 M²



35 GRAY'S INN ROAD, LONDON, WC1X 8PG

LOCATION The property is located one building from the junction with Theobalds and Clerkenwell Roads, approximately 400 metres north of Chancery Lane Station (Central Line) and 600 metres East of Farringdon Station which is served by Thameslink, Circle, Hammersmith & City and Metropolitan Lines. The locale is a vibrant mix of residential, commercial and retail occupiers with nearby operators such as Caffe Nero, Co-Op, Pret, Superdrug, The Clerk & Well, The Yorkshire Grey and Tossed.

DESCRIPTION The property previously traded as a restaurant, is arranged over ground and basement and affords the following approximate GIA measurements:

Ground	1,212 ft ² / 112.61 m ²
Basement	1,529 ft ² / 142.06 m ²
Basement Vaults	148 ft ² / 13.75 m ²
Total	2,889 ft² / 268.42 m²

PREMISES LICENCE At the time of instruction, The London Borough of Camden advised that the property benefits from a Premises Licence (number PREM-LIC1862) that permits the sale of alcohol between the hours of 10:00 - 23:59 Monday to Saturday and 12:00 - 23:30 on Sunday.

BUSINESS RATES The VOA website advises that the current rateable Value is £48,500 and under current regulations, half rates are payable for 2022/2023 Retail, Hospitality and Leisure Business Rates Relief Scheme. Prospective tenants are advised to make their own enquires in this regard.

TENURE The demise available by way of a new effective fully repairing and insuring lease, for a term of years to be agreed and with regular upward only rent reviews at a rent of £60,000 PA.

HOLDING DEPOSIT A holding deposit will be required to secure the property; the deposit will buy a period of exclusivity and will be held in the Selsian client account. Further details upon application.

PLEASE NOTE All figures quoted are exclusive of VAT which is not chargeable on the rent, no services or equipment have been tested, no trade is sold or warranted, an EPC is available upon request, possession will be granted only upon completion of the legal formalities and each party is to bear their own legal costs.

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