

## PRIME A1 SHOP LEASE FOR SALE

**73 KINGSWAY,**  
**LONDON WC2B 6SR**



### LOCATION:

The subject property is located on the west side of this busy mid-town thoroughfare close to its junction with Great Queen Street and Lincoln's Inn Field. The unit is adjacent to the proposed entrance to the new 116 Bedroom Z-Hotel and with Café Rouge, Leon and Caffè Nero all in close proximity. Holborn Underground Station is a 3 minutes' walk away.

### ACCOMMODATION:

The premises are arranged on ground floor only having the following approximate dimensions and floor areas: -

Gross Frontage	15 ft 6"	4.75 m
Net Frontage	14 ft 3"	4.36 m
Shop Depth	37 ft 7"	11.50 m

Ground Floor	736 sq ft	68.4 sq m
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### LEASE:

The premises are held on a lease for a term expiring in October 2023 at a rental of £77,000 per annum. The lease is protected within the Landlord & Tenant Act 1954.

### PREMIUM:

Offers in excess of £50,000 are invited for the benefit of the leasehold interest.

### LEGAL COSTS:

Each side to bear their own legal costs incurred in the transaction.

### RATES:

We understand that the premises are assessed for rates as follows: -

Rateable Value	£65,000
Rate in pound	0.504p
Rates Payable (2019/2020)	£32,760

Interested parties are advised to verify this information with the Local Rating Authority.

### VIEWING:

Viewings can be arranged at short notice via:

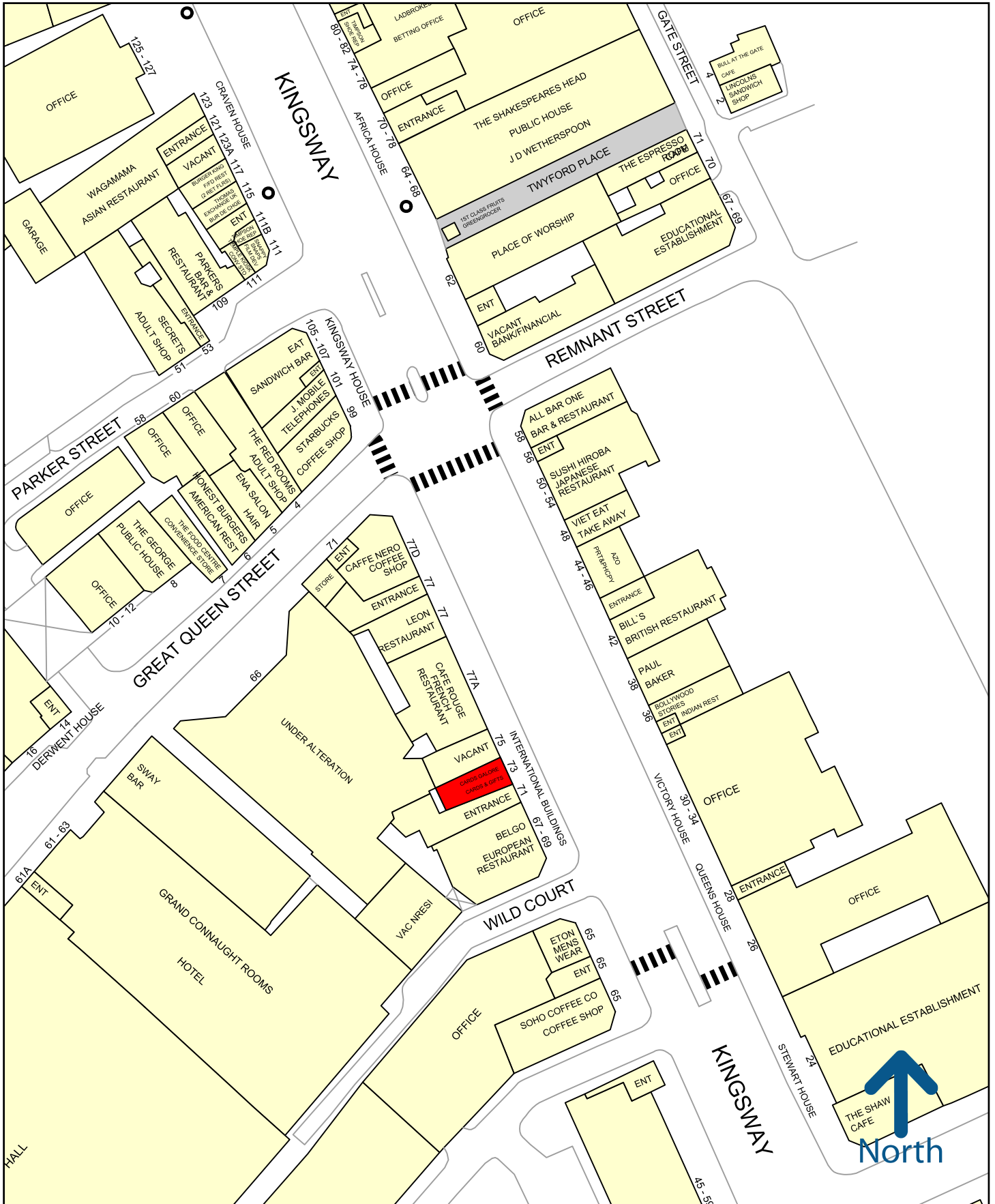
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### SUBJECT TO CONTRACT

These particulars are for guidance only. Accuracy cannot be guaranteed. They do not form part of any contract.





50 metres

Experian Goad Plan Created: 05/04/2019  
Created By: TK Retail

