

# On the instruction of EAT

## PRIME SHOP - LEASEHOLD DISPOSAL

LONDON

UNIT A, 9 KINGSWAY, HOLBORN, WC2B 6XF

brasier  
freeth.  
CHARTERED SURVEYORS



- Trading branch, staff unaware
- Prominent location
- Surrounded by other food outlets

### Location

Close to the junction with Aldwych in a busy location with office workers and tourists. There are a number of other food operators close by including, **Caffe Nero**, **Pret a Manger**, **Wasabi**, **Costa**, **POD**, **Starbucks** and **Belgo**.

### Description

The premises comprise a ground floor lock up store.

### Accommodation

The property has the following approximate dimensions and floor areas:-

|                        |                   |                    |
|------------------------|-------------------|--------------------|
| Gross Frontage         | 7.92 m            | 25 ft 11 ins       |
| Internal Width (max)   | 7.28 m            | 23 ft 10 ins       |
| Shop Depth             | 16.22 m           | 53 ft 2 ins        |
| Ground Floor Sales     | 68.82 sq m        | 741 sq ft          |
| Ground Floor Ancillary | 24.54 sq m        | 264 sq ft          |
| <b>Total</b>           | <b>93.36 sq m</b> | <b>1,005 sq ft</b> |

Plus outside pavement seating at the front.

### Lease

Held on a lease due to expire 18 January 2022 without further rent review. The lease is contracted inside the provisions of the 1954 Landlord and Tenant Act.

### Rent

**£95,000 per annum exclusive** plus VAT (if applicable).

### Terms

Offers invited.

### EPC

An EPC has been commissioned and is awaited.

### Rates

The VOA website shows an entry in the 2017 Rating List of Rateable Value - £83,000.

For rates payable for year to 31 March 2020 please refer to the Local Charging Authority, City of Westminster - 020 8315 2050.

### Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.

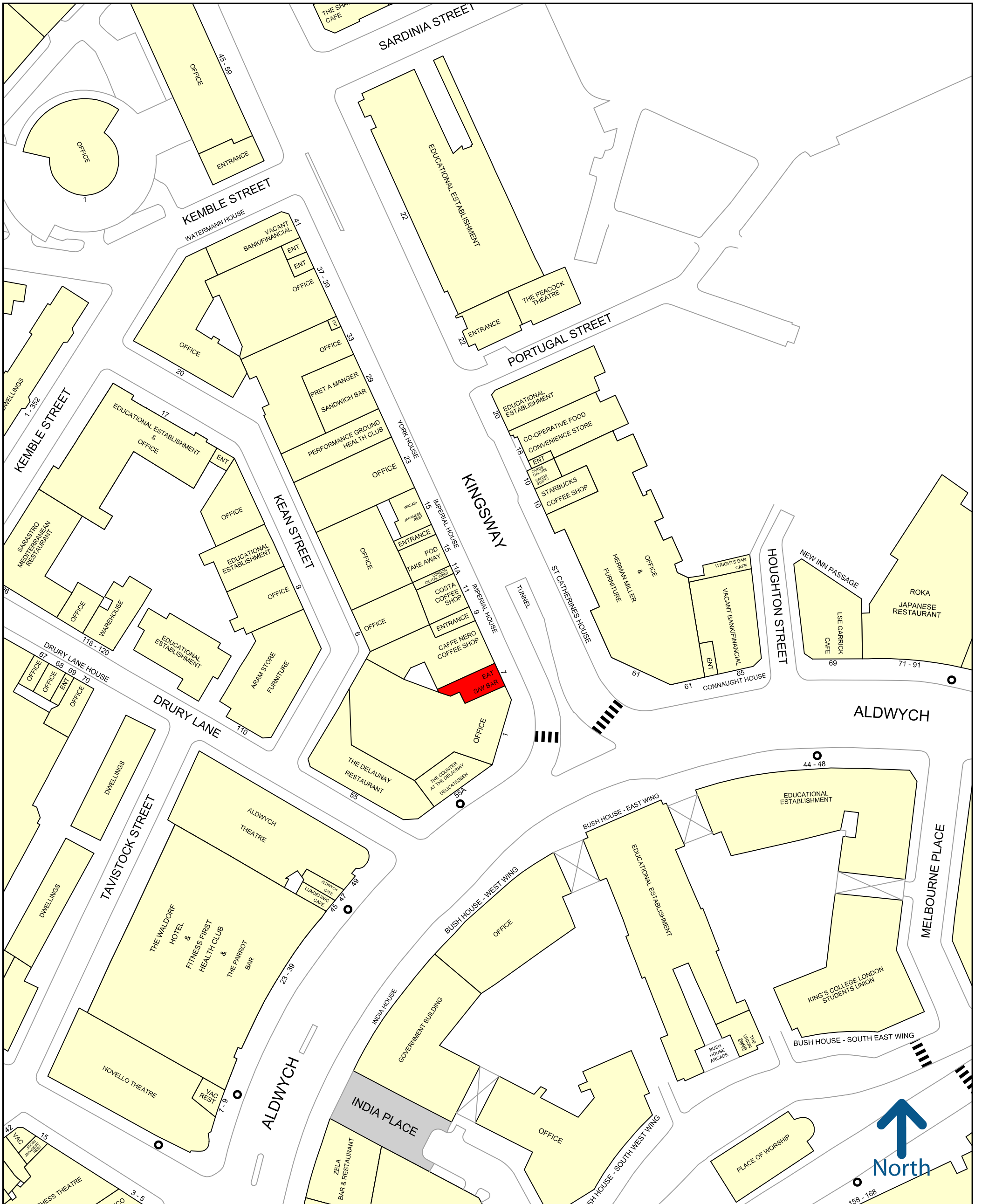
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**VIEWING** | Strictly by appointment through this office with:

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These particulars are intended as a guide and must not be relied upon as statements of fact and they are expressly excluded from any contract. All prices/rents quoted exclusive of VAT which may be payable. Regulated by RICS.



Experian Goad Plan Created: 05/11/2019  
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