

PROPERTY PARTICULARS

One St. John Street | Smithfield | London | EC1 M4AA
Tel: 020 7251 9226 | Fax: 020 7253 7480 | agency@jarviskeller.co.uk

Property Consultants
& Estate Agents

RETAIL PREMISES TO LET

IN BUSY POSITION CLOSE TO CHANCERY LANE TUBE

NEW LEASE - NO PREMIUM

1,455 SQ FT APPROX.

40 GRAYS INN ROAD, LONDON, WC1X 8LR



Information is given only on the following basis. 'Information' means these details and any other information, verbal or in writing, which we give you or your representatives in relation to the property or the transaction. Information does not form part of any offer or contract. These particulars are a general outline only and cannot be relied on as statements of fact. Information is believed to be correct but we do not guarantee its accuracy. Information supplied by our client is passed on in good faith and we do not independently check it. Measurements are approximate only. We do not check services or legal or title matters. We do not warrant that necessary permissions exist. You must satisfy yourself about the accuracy of all Information and that the property and the terms meet your requirements by your own inspection and investigations.

40 GRAYS INN ROAD, LONDON, WC1X 8LR



40 GRAYS INN ROAD, LONDON, WC1X 8LR

LOCATION	The premises are close to the junction of Holborn and Grays Inn Road, a stones throw from Chancery Lane underground station. Cards Galore is adjacent and Argos and Robert Dyas are also close by.	
DESCRIPTION	Comprising a mid-terrace ground and lower ground floor retail premises. The ground floor is presented in shell condition and benefits from exceptional floor to ceiling height of in excess of 3.5 metres and a small yard area to the rear. The lower ground floor has been recently fitted out and provides further trading space.	
AREA	Ground floor	690 sq ft
	Lower ground floor	765 sq ft
	TOTAL	1,455 sq ft
USE	A1/retail	
RENT	£35,000 per annum exclusive	
RATES	Rateable value £32,250 Rates payable per annum £16,093 Interested parties are advised to make their own enquiries.	
LEASE	New lease direct from the Landlord.	
VIEWING	Strictly by appointment only	

JARVIS KELLER	020 7251 9226
john@jarviskeller.co.uk	07876 245 302
josh@jarviskeller.co.uk	07521 673 997