



**james ashley**  
**commercial**  
property consultants

34 Bloomsbury Way | Holborn | London | WC1A 2SA  
SHOP WITH BASEMENT TO LET

- ground floor & basement
- 136.56 m<sup>2</sup> (1,470 ft<sup>2</sup>) approx.
- 'e' use class
- rent: £65,000 per annum
- near holborn underground station
- alternative uses considered - stp

## DESCRIPTION

Mid terrace shop/office premises, currently arranged as two rooms at the front that can easily be opened up to create a larger sales area, managers office and rear storage. The basement provides further storage space, another office, kitchen and WC.

There is potential to include the three upper office floors, if more space is required.

## LOCATION

Situated in a prominent position on Bloomsbury Way (A40) between Museum Street and Bury Place in Holborn near Bloomsbury Square in central London.

Neighbouring occupiers include; The Thistle Hotel, Richer Sounds, The Kingsley Hotel, Nationwide Building Society, The British Museum, Starbucks, Pizza Express and Taco Bell.

Holborn Underground station (Central & Piccadilly lines) is within walking distance, providing services to Ealing Broadway, West Ruislip, Epping, Heathrow Airport, Uxbridge and Cockfosters.

## ACCOMMODATION

Ground Floor	72.93	785	
Basement	63.63	685	
<b>Total</b>	<b>136.56 m<sup>2</sup></b>	<b>1,470 ft<sup>2</sup></b>	<b>N.I.A.</b>

## TENURE

A new Full Repairing and Insuring lease is being offered on terms to be agreed.

## BUSINESS RATES

We understand that the current rateable value is £44,750. Contact Camden Council on 020 7974 6460 to confirm what amount is actually payable.

## VIEWING

Strictly by prior appointment only by contacting the landlords retained letting agents:

**Ashley Brudenell or James Stefanopoulos**

