

James ashley commercial

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

## 34 Bloomsbury Way | Holborn | London | WC1A 2SA | SHOP & 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

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

#### 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







□ info@james-ashley.co.uk
∞ 020 7127 8781
james-ashley.co.uk



James Ashley and any joint agents give notice that; 1). They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon. 2). Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and James Ashley have not tested any services, equipment or facilities. Interested parties must satisfy themselves by inspection or otherwise.