



# A3 Restaurant Lease Assignment

**29-30 High Holborn**  
**Holborn**  
**London WC1V 6AZ**



## Location

 [View on map](#)

The premises are located on High Holborn on a very good position in Holborn. Nearby operators include Leon, Boots, Costa and Pret a Manger to name but a few. Chancery Lane Underground station is within 2 minutes walking distance and is serviced by the Central line.

## Description

The premises are fully fitted out accommodating approximately 80 covers in the basement. There is also a small kitchen towards the back of the property. The Ground floor is the entrance.

## Floor Areas

Ground Floor:	Entrance
Basement:	118.73 sq m / 1277 sq ft
Total:	118.73 sq m / 1277 sq ft

## Tenure

The premises are available by an assignment of a lease for a term of 15 years from March 2016 and expires March 2032. Subject to 4 yearly rent reviews. The next rent review is in 2020. The lease is drawn inside the security of tenure provisions of the Landlord and Tenant Act 1954 part 2 as amended.

## Rent

£50,000 per annum exclusive.

## VAT

All prices quoted may be subject to VAT if applicable.

## Premium

Offers in the region of £180,000

## Confidentiality

This letting is highly confidential and under no circumstances should a direct approach be made to staff as they are unaware of an impending sale.

## License/Planning

The premises benefit from A3 planning use with a license to sell alcohol with food.

## Holding Deposit

A holding deposit will be required to secure the property; the deposit will buy a period of exclusivity and will be held in the CDG Leisure client account.

## Viewings

Through the vendor's sole agent:

CDG Leisure (Attention of Emma Cousins)

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**“If you want to go fast,  
go alone. If you want to  
go far, go together.”**

African Proverb

