



## London EC1 12 EXMOUTH MARKET

### HOLBORN

#### Location

The property occupies a prime corner position in Exmouth Market on the junction with Pine Street. Established restaurant brands Caravan and Grind both situate opposite. Exmouth market is a renowned restaurant location with many of London's top restaurants located nearby including, Quality Chop House, Berber & Q and Moro.

#### Accommodation

The premises are arranged over ground floor and basement comprising the following approximate net internal floor areas:

Ground Floor	873 sq ft	81 sq m
Basement	919 sq ft	85 sq m
<b>Total</b>	<b>1,792 sq ft</b>	<b>166 sq m</b>

#### Rent

Upon application.

#### Terms

Subject to vacant possession. The property is available by way of a new lease for a term to be agreed contracted outside the Security of Tenure and Compensation provisions of the Landlord & Tenant Act 1954.

#### Business Rates

Rates Payable (20/21) – £18,213.50 per annum

The premises are currently exempt from paying business rates until 30<sup>th</sup> June 2021. Followed by a 66% reduction until 1<sup>st</sup> April 2022. Prospective tenants are advised to confirm any rating liability directly with the Local Authority.

#### Use

All uses within the new 'Use Class E' of the Use Class Order (as amended) will be considered subject to Landlord's consent.

#### Viewing

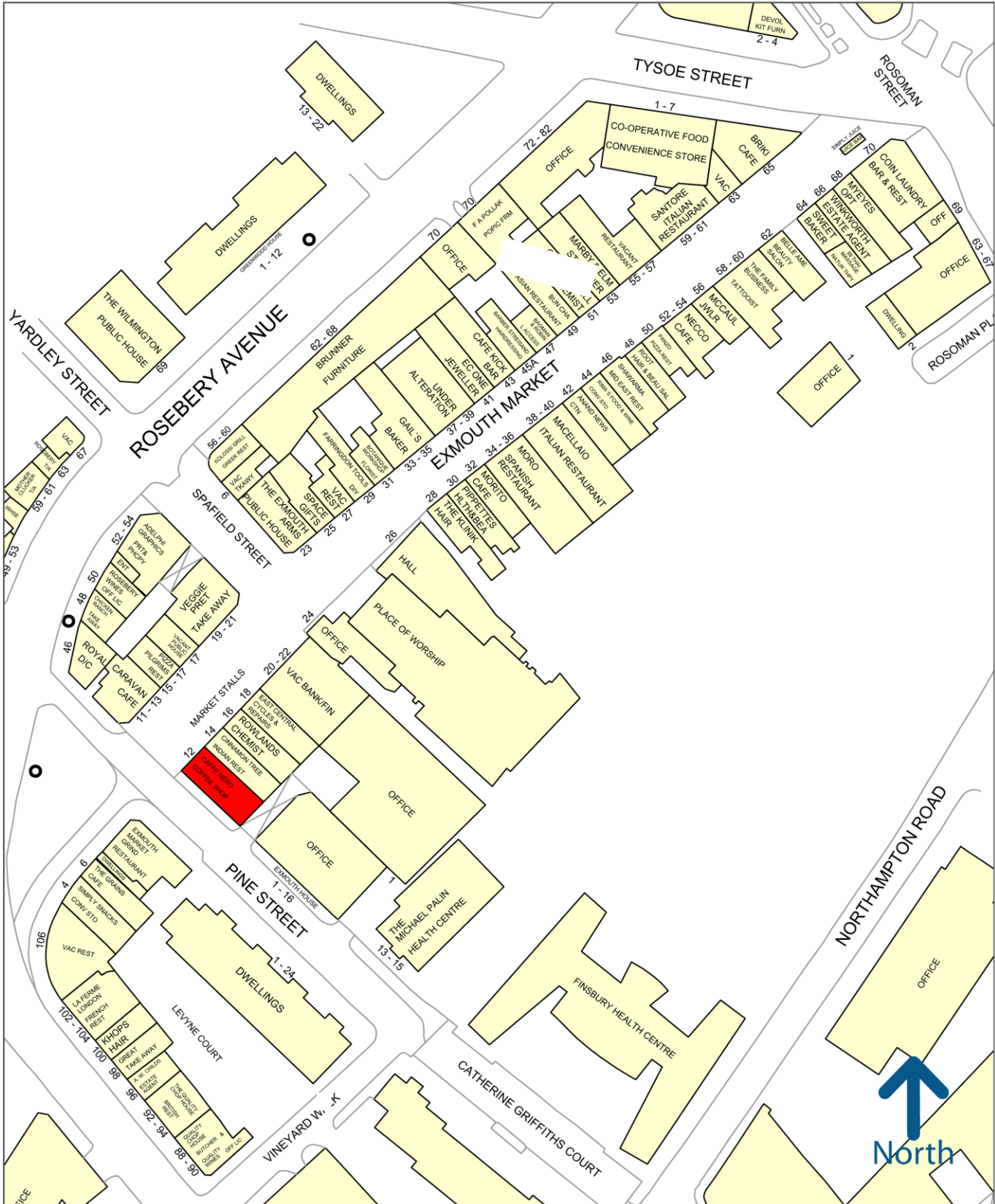
Please note staff are unaware of the impending disposal. All enquiries and viewings are to be made strictly through sole agents Colliers International.

#### Legal Costs

Each party is to be responsible for their own professional & legal costs incurred in the transaction.

#### EPC

Available upon request.



Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property. 08/03/2021 (20556)

Colliers International is the licensed trading name of Colliers International Retail UK LLP which is a limited liability partnership registered in England and Wales with registered number OC334835. Our registered office is at 50 George Street, London W1U 7GA.