

**116-118 Chancery Lane,
London, WC2A 1PP**

Prime Retail Premises on Chancery Lane



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Location

The subject property holds a prime position on Chancery Lane, north of Fleet Street and Strand. The property benefits from a significant level of footfall due to the prominent junction between Fleet Street and Chancery Lane. The retail unit is situated over the ground floor and basement. It currently serves as a printing shop and is accessible via a customer entrance on Chancery Lane.

The property also benefits from good network links. It is situated in close proximity to Temple and Chancery Lane Underground Station which provides access to the Central, District and Circle Line within an 8-minute walk.

Nearby occupiers include Gaucho, Brewdog, Pret A Manger, Holland & Barrett.

Accommodation (NIA)

The premises is arranged over ground floor and basement only.

Description	sq ft	sq m
Ground Floor	822	76.37
Basement	1,460	135.64
Total	2,282	212.01

Tenure

The property is available by way of a new lease for a term to be agreed. The lease is to be contracted outside of the Landlord & Tenant Act 1954.

Business Rates

Rateable Value: £68,500

Prospective tenants are advised to confirm any rating liability directly with the Local Authority.

Rent

Upon Application



Planning

Class E

EPC

Available upon request.

Legal Costs

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

Further Information and Viewing

Viewings are by appointment only via joint sole agents:

Levy Real Estate:

Liv England

T: 07530 807800

E: liv.england@levyrealestate.co.uk

Henry Newland

T: 07443 530 151

E: henry.newland@levyrealestate.co.uk

Or our joint agents, Stephen Kane & Company

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Levy Real Estate LLP
Heddon House, 149-151 Regent
Street, London, W1B 4JD

T +44 20 7930 1070

E info@levyrealestate.co.uk

www.levyrealestate.co.uk



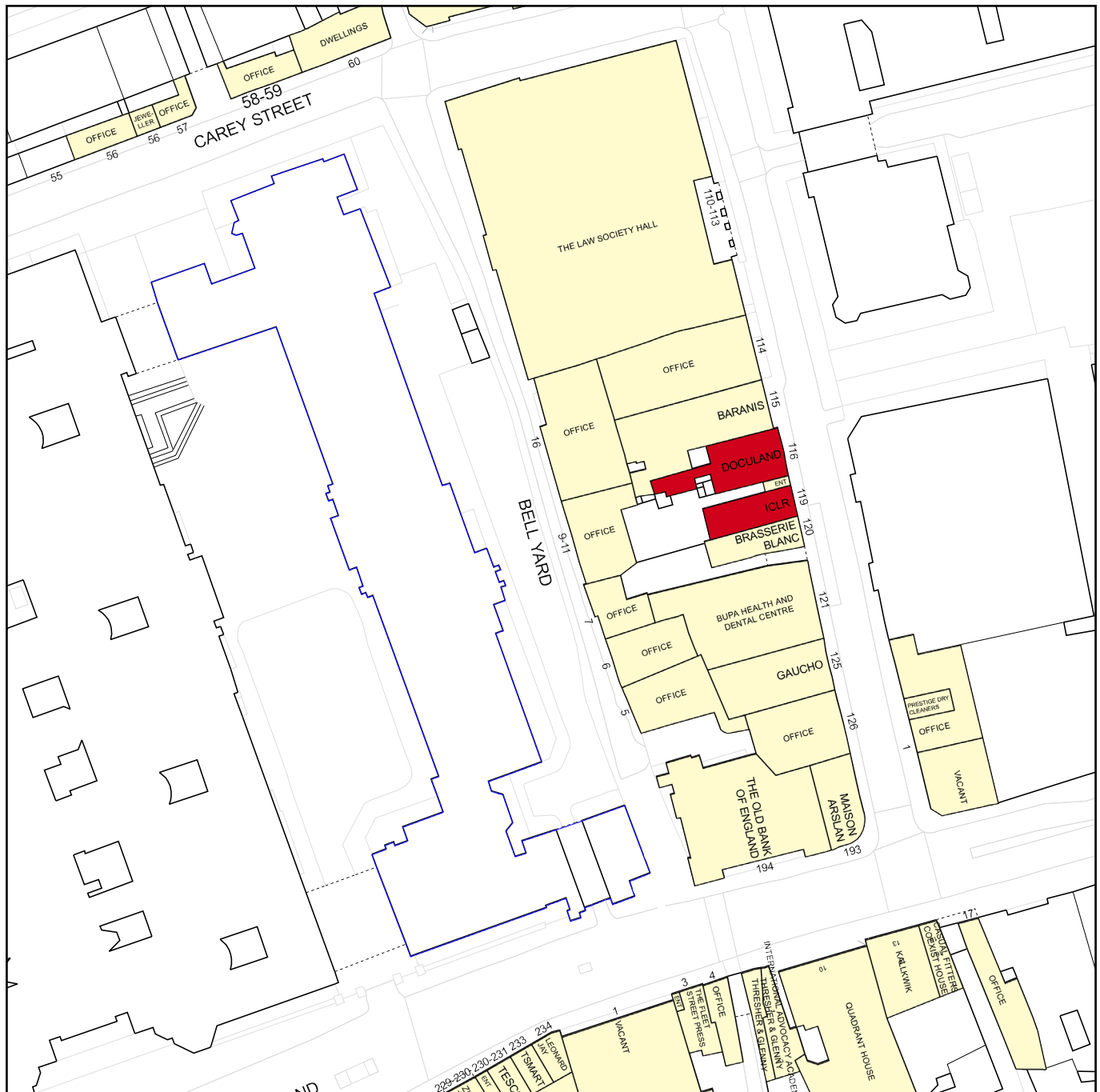
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