



BISHOPS HOUSE
3-5 Gray's Inn Road

LEISURE OPPORTUNITIES IN THE HEART OF MIDTOWN
LOCATED DIRECTLY ABOVE CHANCERY LANE TUBE STATION

PRIME OPPORTUNITY IN HIGH HOLBORN

The units provide an unparalleled opportunity for a leisure opportunity in the bustling commercial and cultural hub of Midtown, located directly above Chancery Lane tube station. The landlord holds an alcohol and music licence on the premises outlined in Options 1 & 3 which can be transferred. The location plays host to a range of popular occupiers including Greggs, Holland & Barrett, Tesco, Joe & The Juice, M&S Simply Food, Amazon Fresh, Benugo and Leon.

TESCO
express

amazon
fresh

LEON



Holland
& Barrett

M&S
SIMPLY FOOD

GREGGS



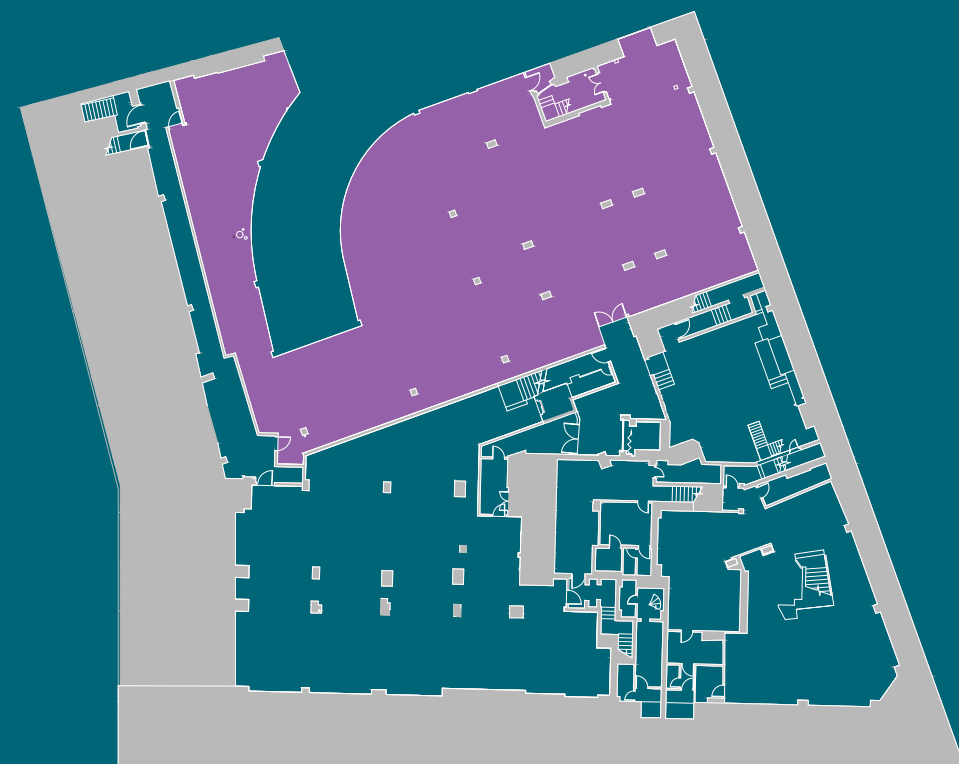
ACCOMMODATION

OPTION 1

FLOOR	SIZE (sq. ft.)
Ground	6,232
Basement	6,146
Total	12,378



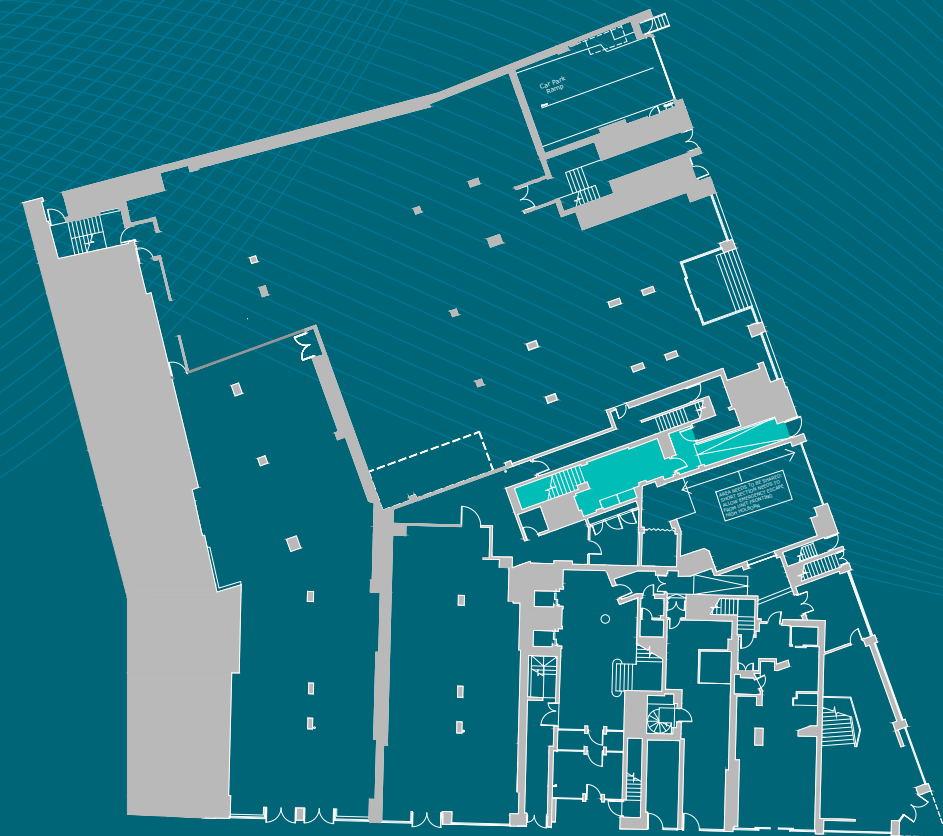
GROUND FLOOR



BASEMENT

OPTION 2

FLOOR	SIZE (sq. ft.)
Ground	365
Basement	3,756
Total	4,121



GROUND FLOOR



BASEMENT

OPTION 3 (COMBINED)

FLOOR	SIZE (sq. ft.)
Ground	6,597
Basement	9,902
Total	16,499



GROUND FLOOR



BASEMENT

Dimensions are subject to further measurement.

A THRIVING CENTRAL NEIGHBOURHOOD

High Holborn is a well-connected, buzzing location and benefits from an array of both traditional and cutting-edge amenities and attracts occupiers from across all sectors. Bishops House is located directly above Chancery Lane tube station which provides links across London via the Central Line.



BARS & RESTAURANTS

- 1 Catalyst
- 2 Simmons Bar
- 3 All Bar One
- 4 Scarfes Bar
- 5 The Ship Tavern
- 6 The Bountiful Cow
- 7 Bounce Farringdon
- 8 Caffè Vergnano 1882
- 9 Black Sheep
Coffee & Cocktails
- 10 Sway Bar
- 11 The Fable
- 12 Lucky Voice
- 13 The Gentlemen Baristas
- 14 Joe & The Juice
- 15 Gaucho
- 16 Chilango
- 17 Choppaluna
- 18 Pret (multiple locations)
- 19 Bleeding Heart Bistro
- 20 The Refinery
- 21 York

RETAIL STORES

- 1 Argos
- 2 Greggs
- 3 Holland & Barrett
- 4 Tesco Express
- 5 Sainsbury's Local
- 6 M&S Simply Food
- 7 Oliver Bonas

OTHER HIGHLIGHTS

- 1 Gymbox Holborn
- 2 Fitness First High Holborn
- 3 Sandbox VR
- 4 The Gym Group Holborn
- 5 Gymbox Farringdon



- 4 mins
University of Arts London
- 5 mins
Lincoln's In Fields
Leather Lane Market
- 6 mins
Hatton Garden
- 9 mins
Farringdon Station
(Circle, Hammersmith & City,
Metropolitan, Elizabeth & National Rail)
- 15 mins
Covent Garden



- 3 mins
Bank
(Central, Northern, Waterloo & City & DLR)
- 6 mins
Bond Street
(Central, Jubilee & Elizabeth)
- 6 mins
Liverpool Street
(Central, Circle, Hammersmith & City,
Metropolitan, Elizabeth & National Rail)
- 10 mins
King's Cross St. Pancras
(Northern, Piccadilly, Hammersmith & City,
Victoria, Metropolitan & National Rail)
- 13 mins
Charing Cross
(Bakerloo, Northern & National Rail)

SETTING THE SOCIAL SCENE

Holborn is a flourishing social district of London which connects the West End to the City. Its prominent location plays host to some of the most sought-after competitive socialising venues, wine bars and eateries around - from high-end hotels to cocktail bars, artisan bakeries, bowling alleys, darts bars, urban golf and quirky pubs.



**CHANCERY LANE
TUBE STATION**
3,405,923 PASSENGER
USAGE 2020



**DAILY AVERAGE OF
8,016.14 PASSENGERS**
STARTING OR ENDING
THEIR JOURNEY



STARBUCKS
ONE OF MANY
NEW OCCUPIERS
TO THE AREA



LICENCE

The landlord holds a rare alcohol and music licence on the premises demised in Option 1 & 3 which runs **Monday-Sunday 09.00-03.30** which can be transferred.

LEASE

A new full repairing and insuring lease for a term to be agreed. The lease will be contracted outside the security of tenure provisions of the 1954 Landlord & Tenant Act (Part II) as amended.

RENT

Upon application.

RATES

Interested parties are advised to make enquiries with the local council.

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

EPC Available upon request.



VIEWING & FURTHER INFORMATION

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GREG STALCUP

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