

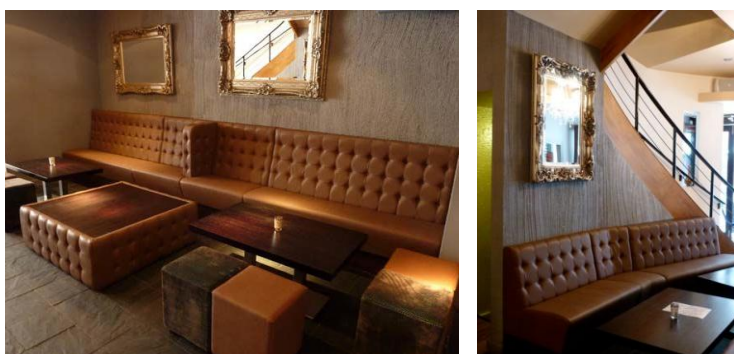


## HOLBORN HOUSE 266-267 HIGH HOLBORN, LONDON, WC1V 7EE

### LATE NIGHT BAR AND DINING OPPORTUNITY IN ZONE 1 WITH HIGH DENSITY OF OFFICES

- Contemporary venue in central location
- Ground and first floor trading areas
- Trade kitchen on first floor
- Licensed until 2am Friday and Saturday
- Busy footfall with numerous offices in vicinity
- Free of tie lease options potentially available\*

**Premium £125,000**



#### Location

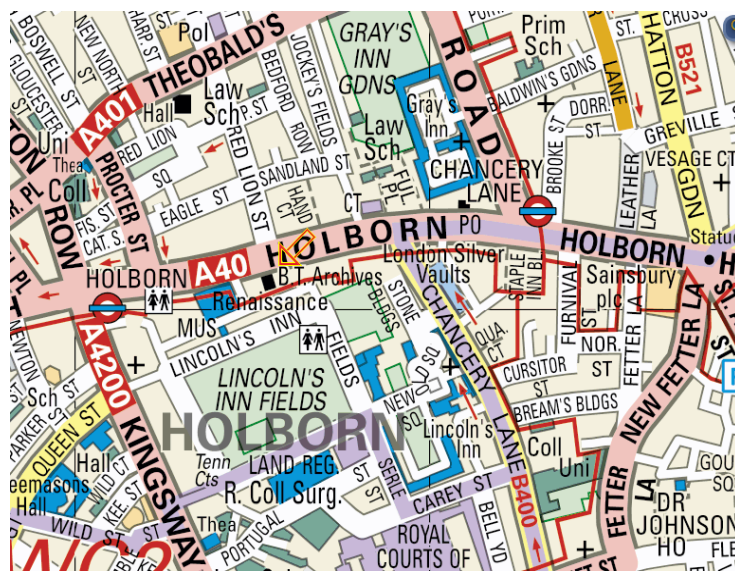
The venue occupies a prime Zone 1 location on High Holborn around 250m east of Holborn and 500m west of Chancery Lane tube. The immediate area is predominantly commercial with a number of high density offices close by. Operators in the area include Apostrophe, Pizza Express, Hush Brasserie, Davy's, JD Wetherspoon and The Pearl Restaurant at Chancery Court Hotel. Nearby is the University of The Arts.

#### Internal Description

Occupies the basement, ground and first floor of a mid terrace building with trading space over ground and first floors. Ancillary space includes trade kitchen and staff WC (first floor) and ladies and gents WCs, cold room, office and storage (basement). Outside space is available by separate licence.

The following measurements are approximate Gross Internal Trading areas:

Ground Floor	1,057 sq ft	98 sq m
First Floor	713 sq ft	66 sq m
Basement	Not measured	
Total	1,770 sq ft	262 sq m



## The Business

Holborn House is a multifunctional venue that operates as a wet-led bar with DJ nights as well as providing flexible space for private and corporate functions. There is scope to introduce a more developed food offering and the high footfall location in close proximity to large offices is a great advantage. Please visit the company website for further details: [www.holbornhouse.co.uk](http://www.holbornhouse.co.uk)

## Licensing

There is a premises licence in place that permits the sale of alcohol, live music and dance 10.00–02.00 Monday to Saturday and 10.00–23.00 Sunday. A copy of the premises licence and conditions are available on request.

## Fixtures & Fittings

Fixtures and fittings owned outright by our client will be included as part of the sale price (excludes stock at valuation)

## Tenure

The premises are currently held by virtue of a 14 year FRI sub-lease from Punch Taverns from 01 June 1999 at a passing rent of £65,000 per annum, subject to five yearly rent reviews. The lease is tied to draft and bottled beers.

\*Punch Taverns have indicated they are prepared to grant a new 10 year tied lease on tied terms to be agreed at a passing rent of £68,000pax with barrellage discounts, annual RPI adjustment with no rent review until year 10 or consider a lease FREE OF ALL TIES, subject to rental offer and review of Business Plan and planned operation.

Please discuss these options with the selling agent in the first instance. We understand the 2010 Rateable Value is £46,000 (rates payable in the region of £21,068 per annum).

## Premium

£125,000

## Planning, Legal Costs, VAT, Possession & Confidentiality

We understand the premises benefit from Class A4 Use. Each party are to bear their own legal costs incurred in this transaction. All prices quoted may be subject to Value Added Tax provisions. Possession is available upon completion of all legal formalities. Staff are completely unaware of the impending sale and therefore your utmost discretion is appreciated, especially if you are wishing to inspect as a customer in the first instance.

## Viewing

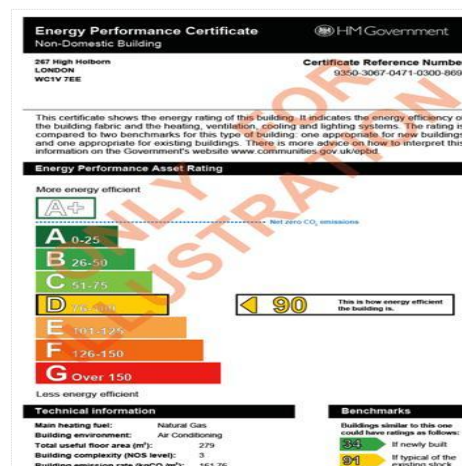
Via sole agents Davis Coffe Lyons. Please contact:

Chris Bickle

T 020 7299 0706

E [cbickle@daviscofferlyons.co.uk](mailto:cbickle@daviscofferlyons.co.uk)

## Energy Performance Certificate



Davis Coffe Lyons provide these particulars as a general guide to the property, which is offered subject to contract and to being available. These particulars do not constitute an offer or a contract or any part of an offer or contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through Davis Coffe Lyons Limited.