

CLASS E PREMISES TO LET -  
CLOSE TO HOLBORN UNDERGROUND STATION

# 3 Procter Street

London, WC1V



**Savills London**

33 Margaret  
Street London  
W1G 0JD

[savills.co.uk](http://savills.co.uk)



## Location

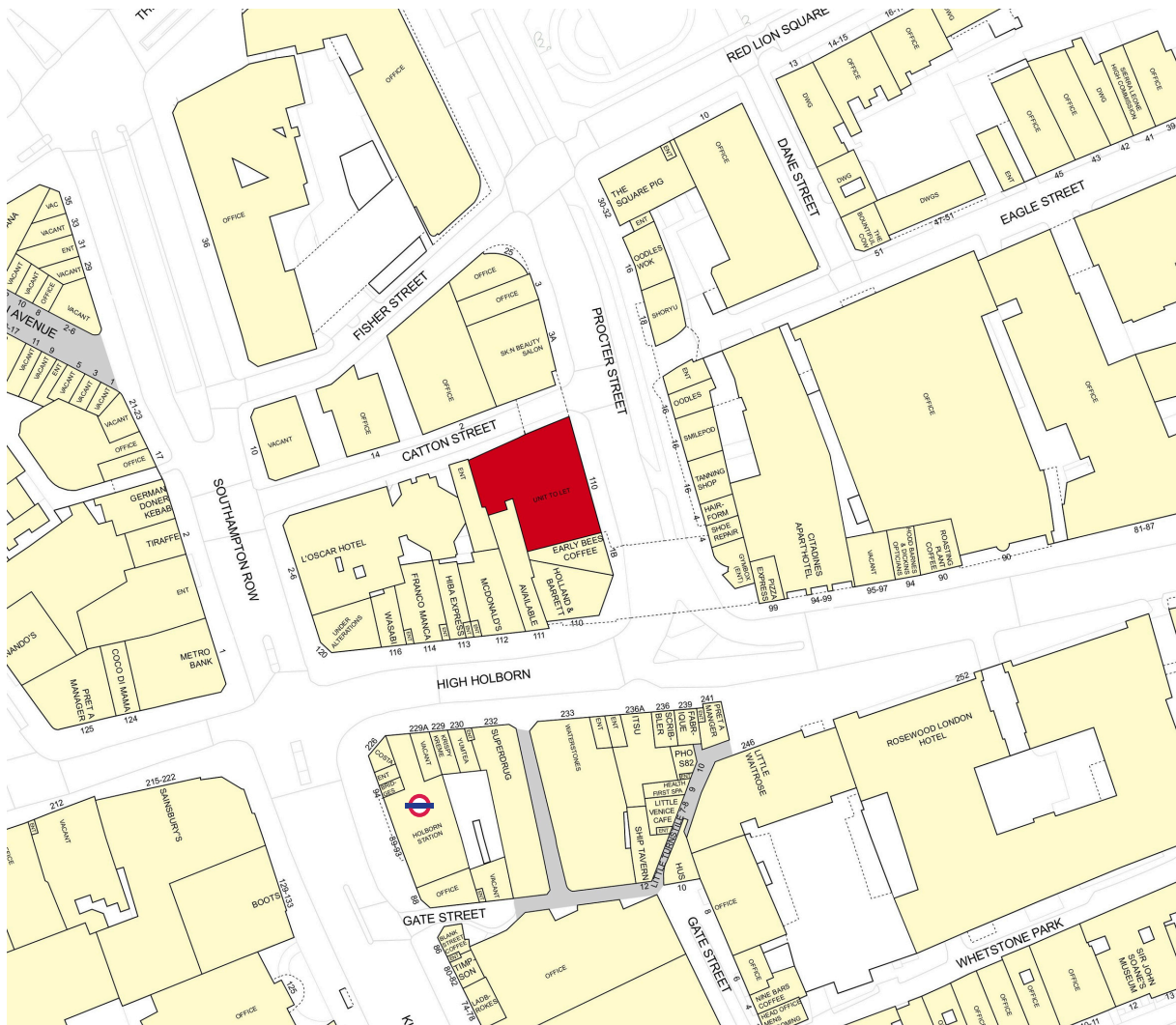
The subject property is located in close proximity of Holborn underground station, situated on a busy thoroughfare close to the junction with High Holborn, which links Oxford Street to the West with Chancery Lane to the East.

Occupiers in the immediately vicinity include, **Gymbox**, **SK:N Beauty Clinic**, **The Tanning Shop**, **ITSU**, **Superdrug**, **Holland & Barrett**, **Early Bees Coffee** and **Little Waitrose**.

## Accommodation

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

Ground Floor:	2,464 sq ft	228.93 sq m
First Floor:	2,443 sq ft	226.98 sq m
Additional First Floor:	3,322 sq ft	308.62 sq m
<b>Total:</b>	<b>8,229 sq ft</b>	<b>764.53 sq m</b>



## Viewing & further information

Strictly by prior arrangement only with:

**Phoebe Bates**  
 phoebe.bates@savills.com  
 +44 (0) 7936 099 500

**Daniel Aboud**  
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 +44 (0) 7972 000 240

**Beth Ritchie**  
 beth.ritchie@savills.com  
 +44 (0) 7779 402 633



## Rent

Upon application.

## Tenure

The unit is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

## Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

### Ground and First Floor

Rateable Value (2024/25) £145,000

UBR: £0.566

Rates Payable (2024/25): £82,070

### Additional First Floor

Rateable Value (2024/25) £104,000

UBR: £0.566

Rates Payable (2024/25): £58,864

*Parties are advised to make their own enquiries to verify upcoming rates payable and whether rates relief may apply.*

## Use

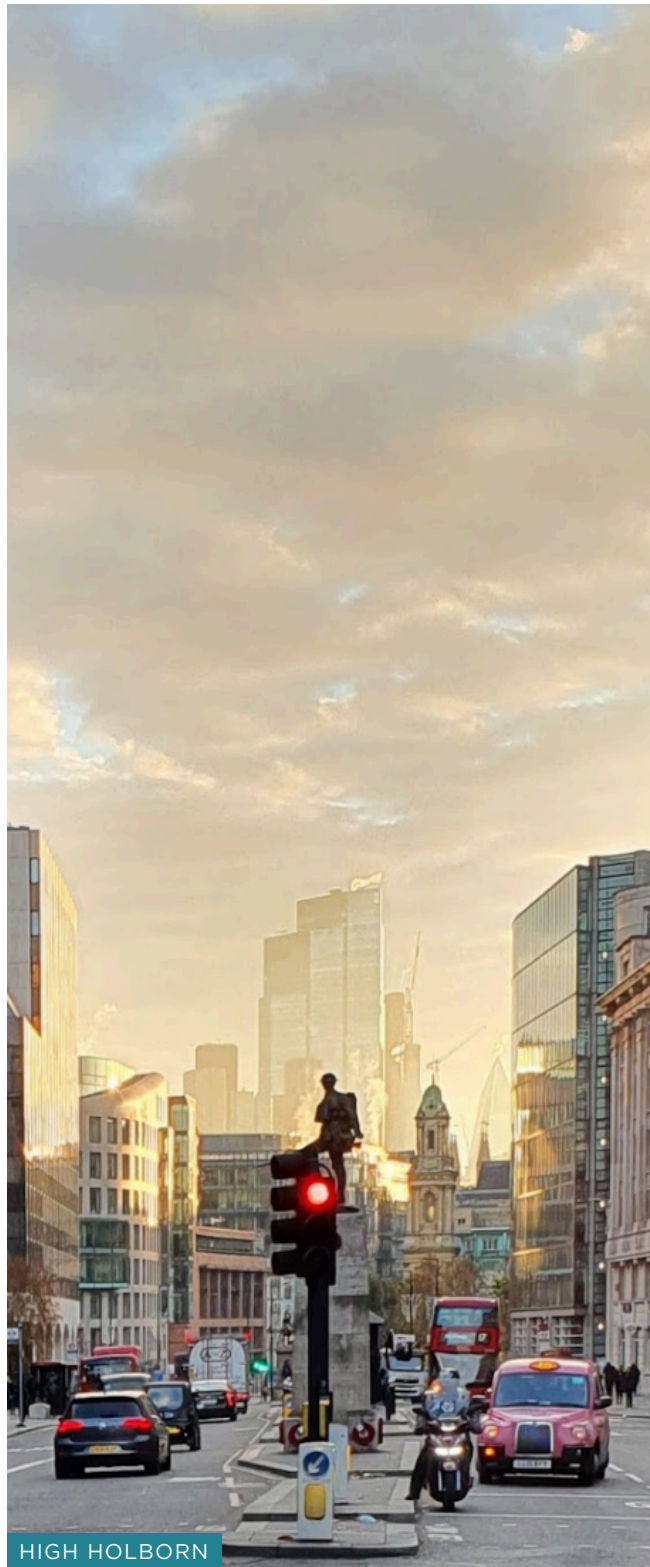
The premises currently benefits from Class E use which includes various commercial uses including Retail, Restaurant, Office or Gym space without the need for change of use.

## Legal Costs

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

## EPC

A valid EPC for this property can be made available upon request.

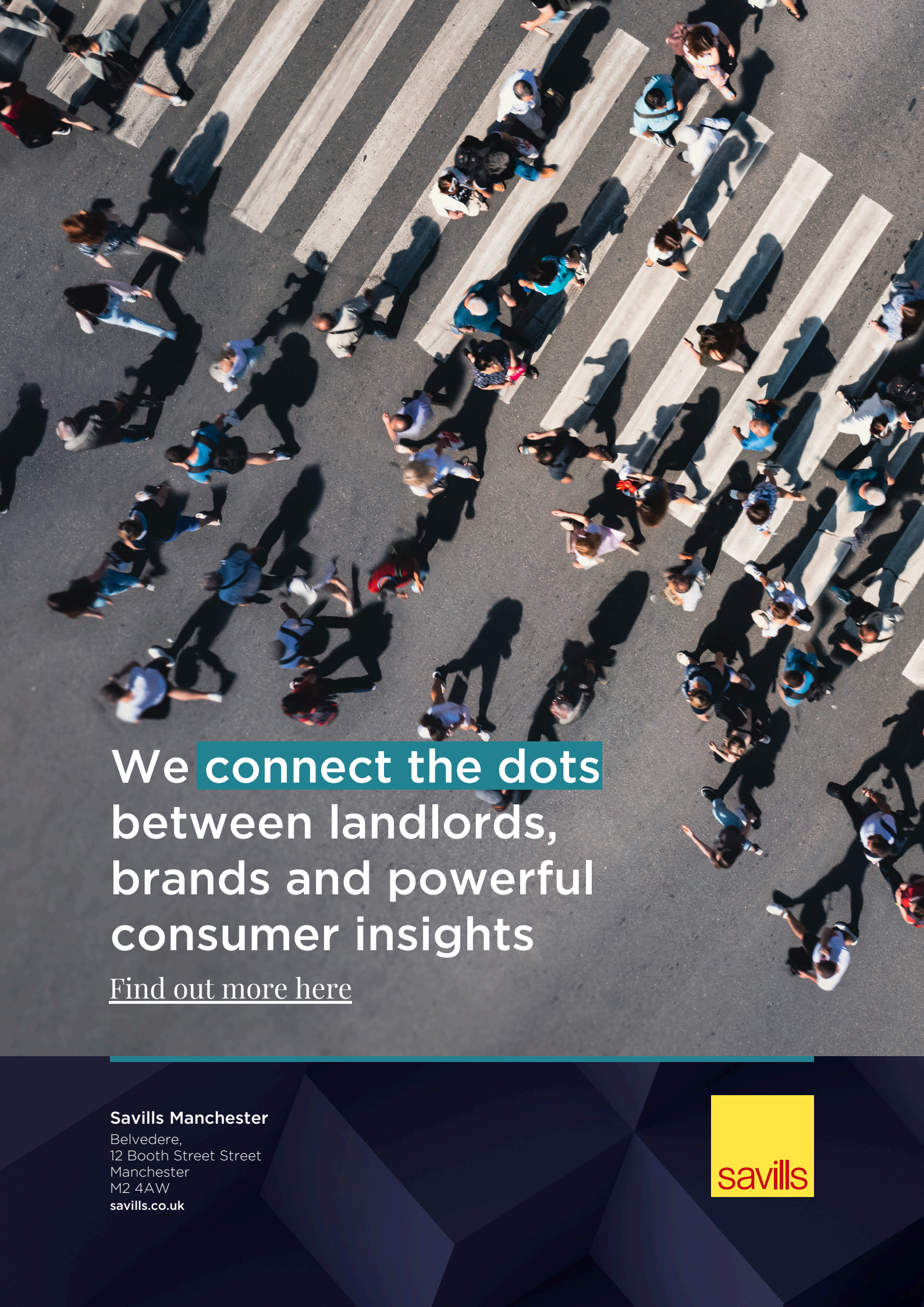


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