

CLASS E PREMISES TO LET - GROUND FLOOR
CLOSE TO HOLBORN UNDERGROUND STATION

3 Procter Street

London, WC1V



Savills London

33 Margaret
Street London
W1G 0JD

savills.co.uk



Location

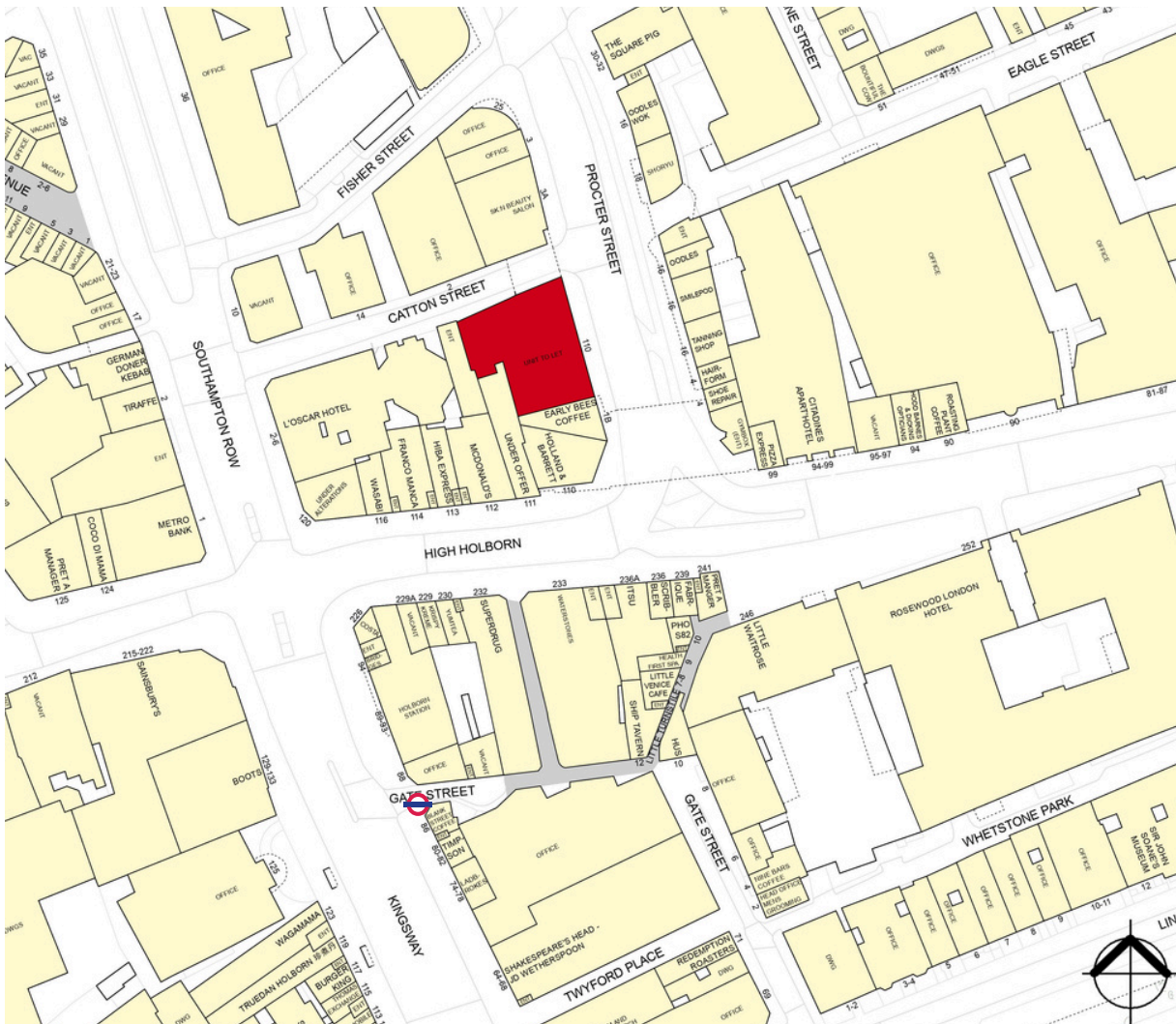
The subject property is located in close proximity of Holborn underground station, situated on a busy thoroughfare close to the junction with High Holborn, which links Oxford Street to the West with Chancery Lane to the East.

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 is arranged over ground floor comprising the following approximate net internal areas:

Ground Floor:	2,464 sq ft	228.93 sq m
Total:	2,462 sq ft	228.93sq m



Viewing & further information

Strictly by prior arrangement only with:

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Rent

£125,000 per annum exclusive

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 (2026/27): £151,000

UBR: £0.43

Rates Payable (inc crossrail): £67,950

Additional First Floor

The business rates have been removed due to landlord works and are subject to reassessment.

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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