



24 Chancery Lane, London WC2A 1LS

Location

The property occupies a prime position on Chancery Lane. Chancery Lane lies in the heart of the Midtown, sandwiched between the West End and the City. The building is strategically positioned nearby to a number of London’s largest legal institutions and benefits from footfall seven days a week. The Law Society Building, Inner Temple, the Royal Courts of Justice and the London School of Economics and Political Science are all close by. For a better understanding of the location please review [Google Street View](#)

Description

The property occupies an attractive Georgian building, arranged over ground floor and basement. The premises are currently fitted as a restaurant and comprises 30 covers on ground floor and 20 covers in the basement.

We understand the approximate gross internal areas to be:

Ground Floor	70 sq m	754 sq ft
Basement	51 sq m	548 sq ft
Total	121 sq m	1,302 sq ft

Lease

The premises are available on a new lease for a term to be agreed at a quoting rent of £50,000 pax.

Long Leasehold Sale

Offers in the region of £820,000 will be considered for the sale of a Long Leasehold Interest.

Planning / Licencing

The premises benefit from E Class Use (A3). The premises benefit from a premises licence, allowing the sale of alcohol at the following times:

Monday to Saturday	10.00am to 00.00am
Sunday	12.30pm to 23.30pm

Further Details

An EPC has been commissioned and can be arranged upon request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agent Davis Coffery Lyons: dcl.co.uk

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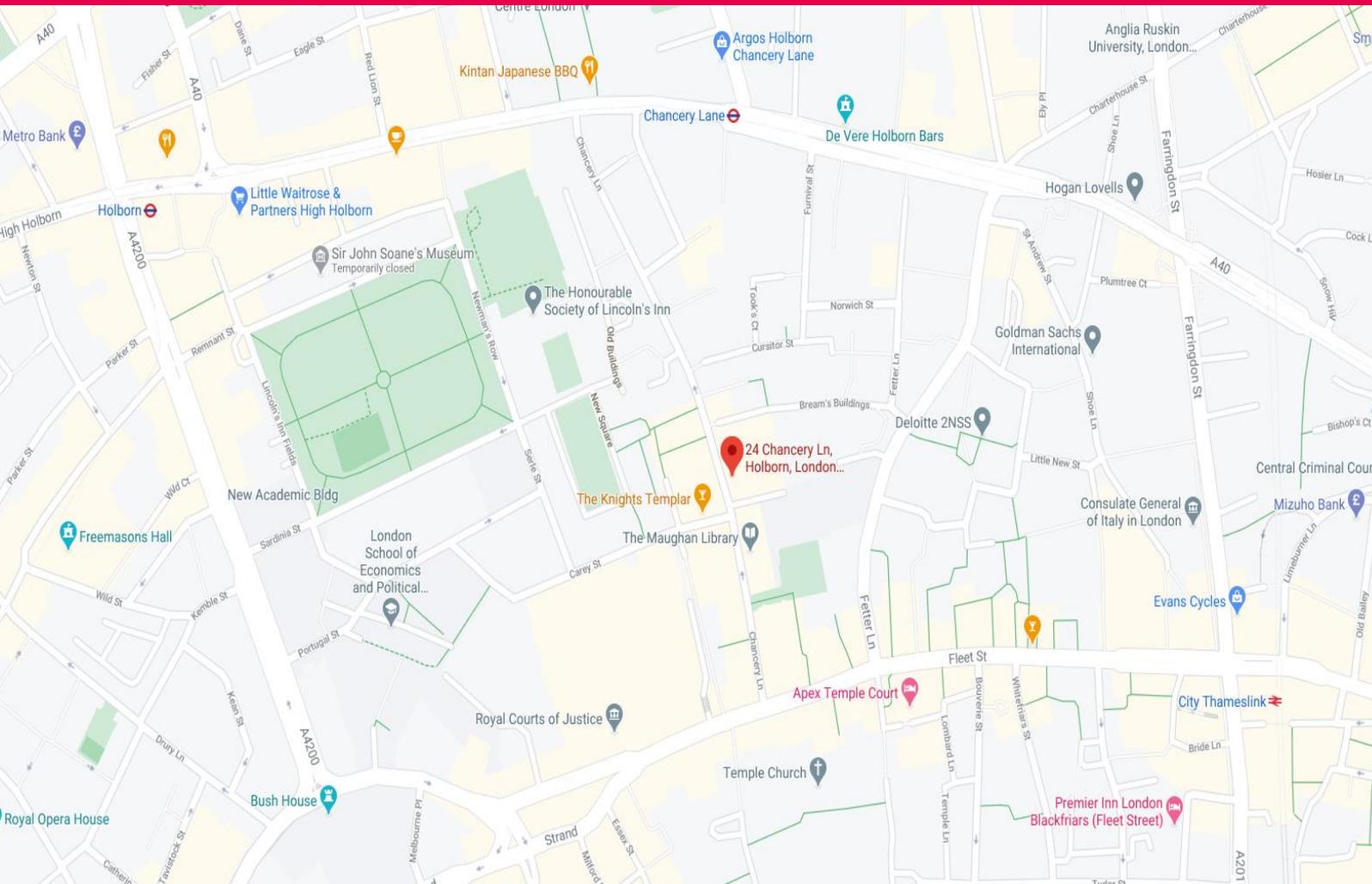
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TO LET / FOR SALE – CHANCERY LANE, WC2A 1LS

1,302 SQ FT RESTAURANT – A3 / E CLASS USE



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