



38 Kingsway, London, WC2B 6EY

Location

The premises are located on Kingsway, nearby Holborn Underground Station. The area benefits from a significant office population and is a gateway to Covent Garden and Theatreland. The location benefits from both daytime and evening footfall with immediate proximity to LSE and Queen Mary University. There are numerous hotels nearby, including The Hoxton, The Rosewood and Kingsway Hall. Local operators include Starbucks, All Bar One, Sushi Hiroba and numerous other independent and corporate operators. For a greater understanding of the location please review the following link: [Google Street View](#).

Description

The premises occupy an attractive double fronted unit and are arranged over ground floor only. The premises are fitted to a high standard and will be handed over in its existing condition. There is an attractive area of outside seating possible, subject to council licences.

The approximate gross internal areas are as follows;

Ground Floor	1,305 sq ft	121 sq m
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Tenure

The premises are available by way of a new lease on terms to be agreed.

Rent

Rental offers in excess of £90,000 pax will be considered.

Planning / Licensing

The premises benefits from E Class Use (A3).

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 Coffey Lyons: dcl.co.uk

Louie Gazdar
Agent
0207 299 0745
lgazdar@dcl.co.uk

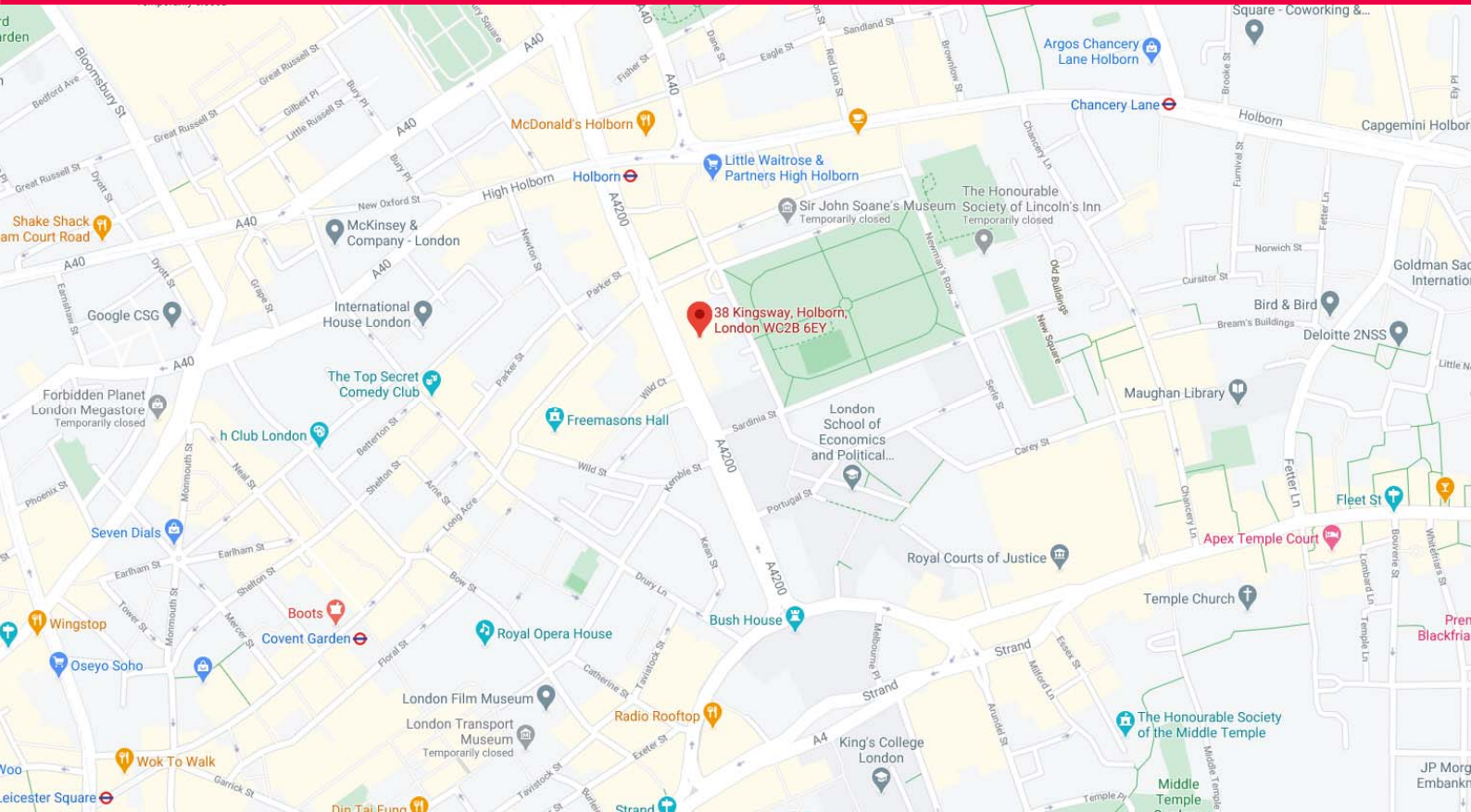
Rob Meadows
Executive Director
0207 299 0738
rmeadows@dcl.co.uk



**DAVIS
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NEW LEASE – KINGSWAY, HOLBORN

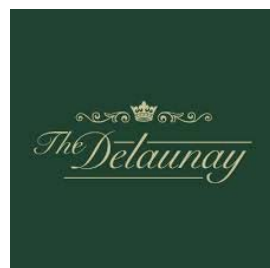
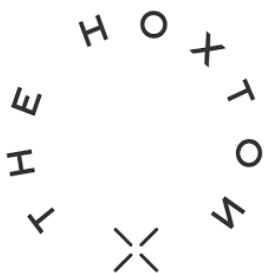
1,305 SQ FT FITTED F&B PREMISES



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ALL·BAR·ONE



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