

Appendix 5 - Marketing Particulars



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**CALLING ALL LEISURE, MEDICAL, EDUCATIONAL,
RELIGIOUS, RETAIL, SHOWROOM AND RESTAURANT
OPERATORS / ORGANISATIONS REQUIRING
FREEHOLD PREMISES**

**RARE VIRTUAL FREEHOLD FULLY FITTED
SCHOOL (D1 USE) PREMISES
POSSIBLE RESIDENTIAL CONVERSION
SUBJECT TO CONTRACT**

PREVIOUS USE WAS A3 RESTAURANT AND B1 OFFICES

**28-30 THEOBALDS ROAD, HOLBORN
(3143 SQ FT) LONDON WC1 8NX**

**SELF-CONTAINED GROUND AND LOWER GROUND COMMERCIAL PREMISES
WITH OWN GROUND AND LOWER GROUND STREET ENTRANCES
ALLOWING 2 SEPARATE BUSINESSES TO BE RUN FROM THESE PREMISES**



DESCRIPTION THESE PREMISES WERE EXTENSIVELY FITTED OUT AS SCHOOL WITH A MULTITUDE OF CLASSROOMS, MEETINGS ROOMS TO INCLUDE KITCHEN, MALE AND FEMALE WCS, INTEGRAL STAIRCASE TO THE REAR TO THE LOWER GROUND FLOOR WHICH HAS GOOD NATURAL LIGHT. PRIOR TO FITOUT BOTH FLOORS WERE OPEN PLAN. THESE PREMISES OFFER SO MANY OPPORTUNITIES SUBJECT TO PLANNING. GROUND FLOOR 2217 SQ FT, LOWER GROUND FLOOR 926 SQFT, TOTAL SIZE 3143 SQ FT.

LOCATION THEOBALDS ROAD IS A MAIN ARTERIAL ROUTE RUNNING FROM OXFORD STREET IN THE WEST END THROUGH TO HOLBORN, BLOOMSBURY TOWARDS CLERKENWELL AND OLD STREET. THE PROPERTY IS SITUATED ON THE BORDER OF BLOOMSBURY AND HOLBORN, NEAR THE JUNCTION WITH JOHN STREET ADJACENT HOLBORN LIBRARY. CAFFE NERO, PRET A MANGER, SUBWAY, PURE GYM ARE LOCATED CLOSE BY. THE PROPERTY IS SERVICED BY VARIOUS BUS ROUTES TRAVELLING THROUGH THEOBALDS ROAD AND A MULTITUDE OF UNDERGROUND STATIONS WITHIN SIMILAR WALKING DISTANCE. CHANCERY LANE STATION (CENTRAL LINE), HOLBORN STATION (CENTRAL AND PICCADILLY LINES), RUSSELL SQUARE STATION (PICCADILLY LINE), FARRINGDON UNDERGROUND (CIRCLE, HAMMERSMITH & CITY, METROPOLITAN LINE) AND FARRINGDON STATION (CROSSRAIL, THAMESLINK, NATIONAL RAIL)

TENURE & GUIDE PRICE VIRTUAL FREEHOLD APPROX. 992 YEARS LEASE REMAINING - GUIDE PRICE: £2,790,000 SUBJECT TO CONTACT

CONTACT OWNERS SOLE AGENT, OCCUPA COMMERCIAL PROPERTY CONSULTANTS: ALEX REUBEN 07939 287846 / 020 7100 7500

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