



AVAILABLE - FOR SALE

30 Grays Inn Road, London WC1X 8HR

1,291 sq ft GIA Ground floor & basement Class E premises (no restaurants)

Sale Price £750,000 for the 999 year long leasehold

All enquiries to

0203 576 3331

Assemblycre.co.uk

Assembly.

Commercial Real Estate

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These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details.

Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.

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Location

The unit is situated on Gray's Inn Road, in the heart of Midtown. Transport links for the premises are excellent, with various bus routes running along Holborn and Grays Inn Road, whilst Chancery Lane Station is situated approximately 100 metres away. Farringdon Station, which has Crossrail, is also situated approximately 500 metres away.

The local area is a mixture of residential and commercial properties on the surrounding streets.

Description

The unit is arranged over ground floor and basement and is in a part shell and core condition. The landlord has installed some basic lighting and a glass staircase.

The rear of the basement has a lightwell which provides some natural light to it.

Price £750,000 (seven hundred and fifty thousand pounds)

Tenure 999 year long leasehold at peppercorn ground rent

Service charge TBC

Buildings insurance TBC

Business Rates Circa £10,300 per annum approx.

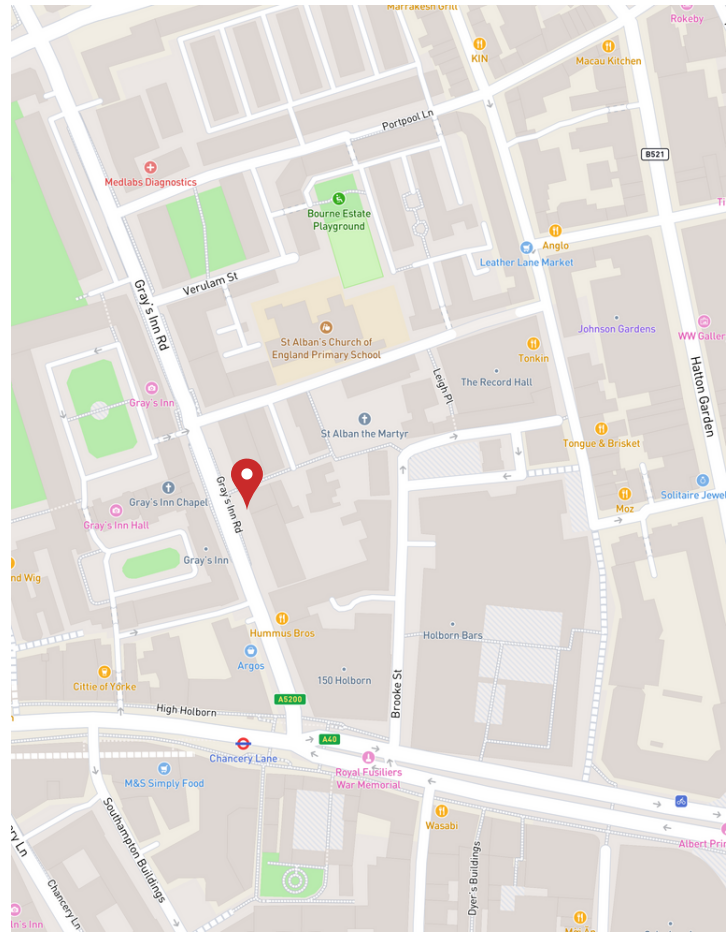
Building Type Class E use. No restaurants permitted.

VAT The premises are elected for VAT.

EPC Rating C-56

Size all measurements are approx GIA

Ground	400 sq ft
Basement	894 sq ft
Total	1,291 sq ft



Contact Owners Joint Sole Agents

Assembly CRE

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