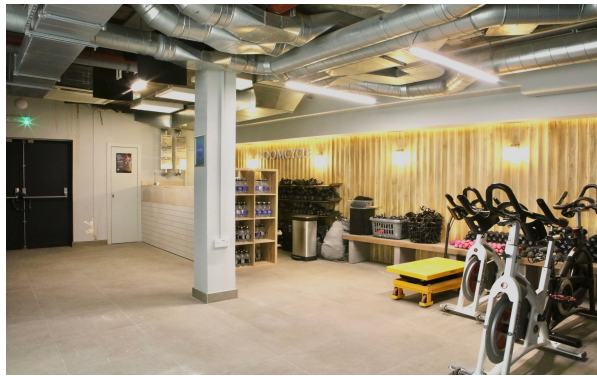


MIDTOWN FULLY FITTED HEALTH AND FITNESS UNIT TO LET

# 16 Procter Street, London WC1V 6NZ

**LOCATION**

The premises are located on the East Side of Procter Street close to the junction with High Holborn in the heart of Midtown and a minutes' walk from Holborn Underground Station. Nearby occupiers include Itsu, Pizza Express, Nero, Pret a manger, McDonalds, Waitrose and Gymbox.



**ACCOMMODATION**

The property benefits from a good ground floor frontage and is fitted out to a high standard as a spin studio with reception, male and female changing rooms and 2 studios and comprises the following net internal areas:

Ground Floor Entrance	225 sqFT	20.9 sq M
Lower Ground Floor	2,855 sqFT	265.2 sq M
<b>Total</b>	<b>3,080 sq FT</b>	<b>286.14 sq M</b>

**LEASE TERMS**

The premises are offered on a new lease for a term by arrangement.

**PLANNING CLASS E**

The property has E-Class Planning (A1/A2/A3/B1/D1/D2)\* so is suitable for retail and health and fitness use. \*Subject to any necessary consents.

**RENT**

Offers in excess of £65,000 pax.

**RATES**

We are advised by the Local Authority the premises are held under 2 assessments as follows:

Rateable Value:	£64,000
UBR (2023/2024).	£0.512p
Estimated Rates Payable:	£32,768

Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

**LEGAL COSTS**

Each party is to be responsible for their own legal and professional costs incurred in the transaction.

**EPC**

Available upon request.

