

SHOP TO LET

8 Lambs Conduit Passage, Camden, London, WC1R 4RG



 **RENT** £25,000 PA / £51 PSF

 **SIZE** 488 Sq Ft / 45.3 SQM

 **FLOOR(S)** Ground & Basement

 **AVAILABLE** Immediately

- Ground & Basement Retail Unit
- Self-Contained with Private WC
- Close to Holborn & Chancery Lane
- New Lease Direct from Landlord
- Available Immediately



CONTACT

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LOCATION

Lambs Conduit Passage enjoys strong footfall and an appealing village feel, surrounded by independent cafés, restaurants, and specialist retailers. The location is well-connected, with Holborn, Russell Square, and Chancery Lane underground stations all within walking distance, providing easy access across the West End and beyond.

DESCRIPTION

This attractive ground and basement retail unit provides approximately 488 sq ft of versatile, self-contained space in the heart of Bloomsbury. Combining period charm with a practical layout, the property offers a distinctive setting ideal for boutique retailers, galleries, cafes or showroom operators seeking characterful premises in a vibrant central London location.

Arranged over two floors, the unit benefits from good natural light at street level, open-plan trading space, and a useful basement area suitable for storage or ancillary use. A private WC ensures full self-containment, adding to the convenience and functionality of the premises.

TRANSPORT LINKS

AMENITIES

- Attractive Period Property
- Excellent Natural Light
- Use Class 'E'
- Walking Distance From Station
- Walking Distance From Tube Station

VIEWINGS

Directly through Pearl & Coutts

LEASE TERM

New full repairing and insuring lease available for a term to be agreed.

VAT

This property is subject to VAT.

EPC

D (76 - 100)

76 : This property

These details were updated on 07/11/2025

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