



London EC4M 100 LUDGATE HILL

LUDGATE CIRCUS

Location

The property occupies a highly prominent location on the north-eastern corner of Ludgate Circus at its junction of Farringdon Street and Ludgate Hill.

Nearby occupiers include Pret a Manger, Wagamama, Leon,, M&S To Go, Co-op, as well as a variety of bars, pubs and restaurants.

Accommodation

The unit is arranged over ground and first floor with the following approximate net internal areas:

Ground Floor	415 sq ft	38.6 sq m
First Floor	4,641 sq ft	431.2 sq m
Total	5,056 sq ft	469.8 sq m

Passing Rent

£212,500 pax.

Tenure

The property is available by way of an assignment of an existing lease expiring on 16th December 2027.

The lease is contracted **outside** the Security of Tenure and Compensation provisions of the Landlord and Tenant Act 1954 as amended.

Business Rates

Full Rates Payable (21/22) – £110,124 per annum

Prospective tenants are advised to confirm any potential Covid relief from the full rating liability directly with the Local Authority.

Use

All uses within 'Class E' will be considered, subject to Landlord's consent.

Viewing

All enquiries and viewings are to be made strictly through sole agents Colliers International.

Legal Costs

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

EPC

Available upon request.

Ready to talk?

Please Call/ Email/
WhatsApp

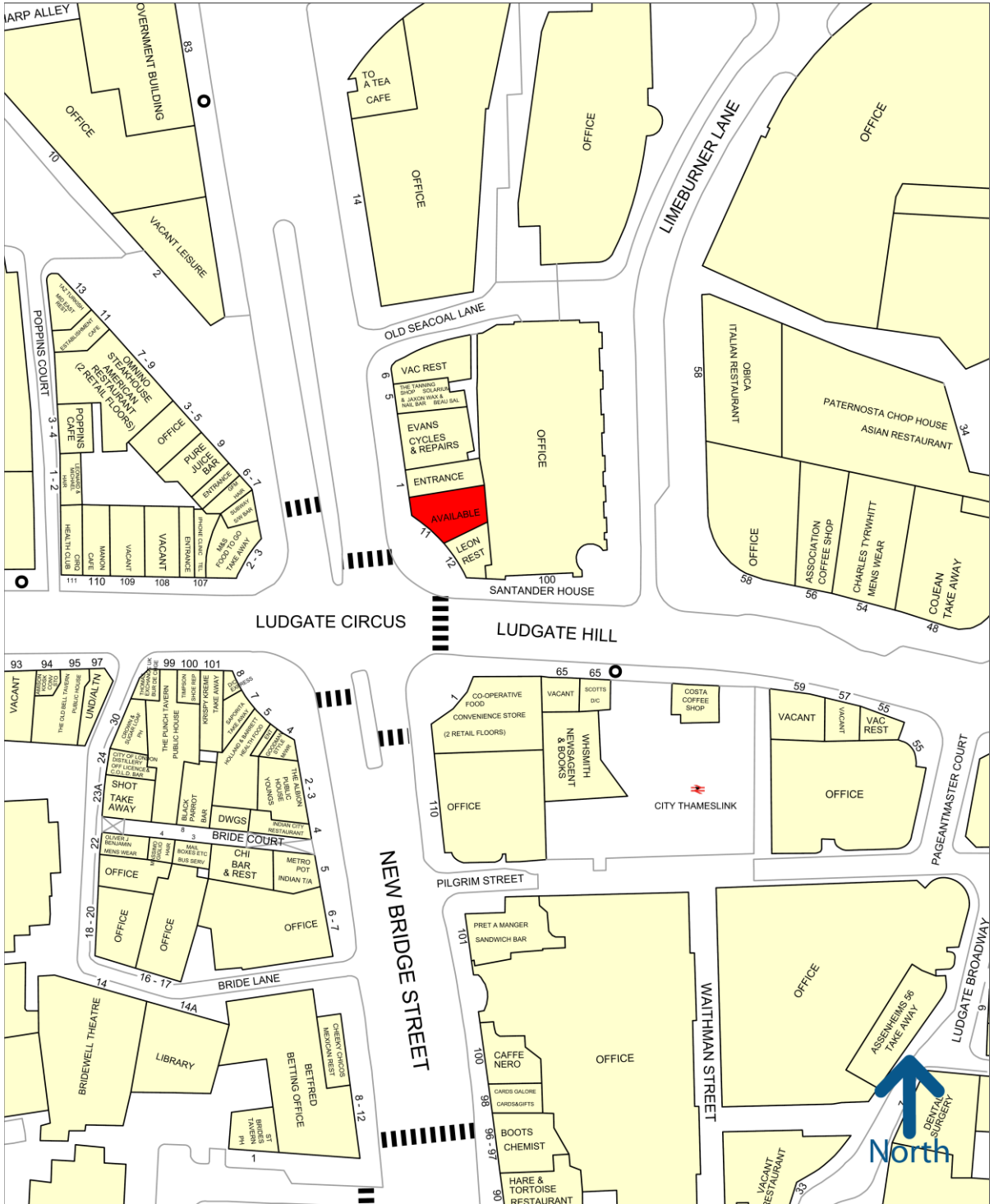
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