



**\*SIGNIFICANT PRICE REDUCTION\***

RETAIL UNIT TO LET

5 LUDGATE CIRCUS LONDON EC4M 7LF

A HIGHLY VISIBLE RETAIL UNIT ON LUDGATE CIRCUS JUNCTION WITH FLEET STREET

GROUND FLOOR & BASEMENT: 2,575 SQ FT



## LOCATION:

The property is situated in sight of St. Paul's Cathedral in a prominent position on the South West quadrant of the Ludgate Circus Junction with Fleet Street. The property is within close proximity to London's legal district and has a high density of surrounding offices. This is convenient for the wide variety of shops, eateries, and bars. Neighbouring operators include M&S, Leon, and Blank Street Coffee.

With its location being in between Westminster and The City, there are major bus routes running through Fleet Street. In addition to this. City Thameslink, Blackfriars and St. Pauls are a within a short walk, providing access to British rail, Circle, Central and District lines.

## ACCOMMODATION:

Ground floor: 1,114 sq ft

Basement: 1,278 sq ft

Vaults: 183 sq ft

The property benefits from the following:

- Highly visible position
- Ground floor with large basement
- E Class use
- Demised WCs

## USE:

E Class – Commercial, Business & Service: E (a) (b) display or retail sale of goods, other than hot food. Sale of food and drink for consumption (mostly) on the premises.

**TENURE:** TO LET by way of a new lease on terms to be agreed.

**RENT:** £65,000 per annum exclusive subject to contract

The rent is subject to a 5% rent collection fee plus VAT.

## SERVICE CHARGE:

The estimated service charge for the year ending 31- March 2024 is £1,783. This is subject to a 12.5% management charge plus VAT.

## INSURANCE:

The estimated insurance premium for the year ending 23-June 2024 is £4,507. This is subject to a 12.5% management charge plus VAT.

## BUSINESS RATES:

The property has a rateable value of £82,000 for the current period (01-April 2023 to present). Estimated rates are in the region of £41,984. Interested parties are to make their own enquires with City of London Corporation.

## EPC:

Rating – E – (score 105)

## COSTS:

Each party will be responsible for their own legal and professional costs incurred during a transaction.

## VIEWING ARRANGEMENTS:

For viewing arrangements please contact **BRECKER GROSSMITH:**

**PHIL RICHARDS** – 020 7908 2683 – [Phil@breckergrossmith.co.uk](mailto:Phil@breckergrossmith.co.uk)

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