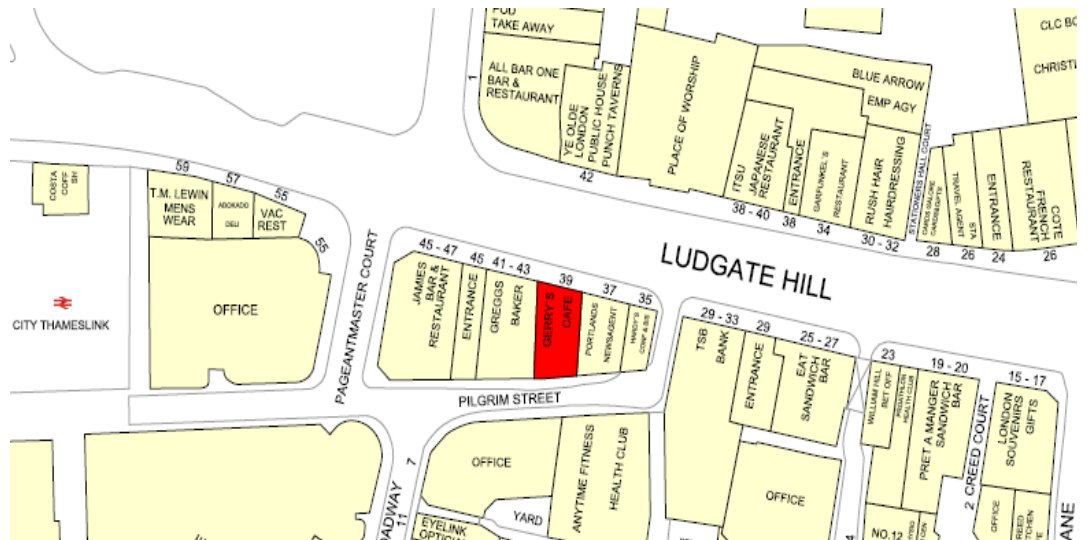


PROPERTY PARTICULARS

LEASE FOR SALE – CITY

PRIME A1 CAFE

CONFIDENTIAL



**Brecker
Grossmith**
CHARTERED SURVEYORS
COMMERCIAL PROPERTY CONSULTANTS

020 7486 3531
www.breckergrossmith.co.uk

1,324 SQ FT/
123 SQ M

39 Ludgate Hill
London
EC4M 7JN

■ LOCATION

This property occupies a highly prominent location on the south side of Ludgate Hill, a short walk to St Paul's Cathedral and close to Fleet Street.

The busy location is well positioned, being a one minute walk to City Thameslink Station, and a five minute walk to both Blackfriars (Circle & District Lines) and St Pauls (Central Line).

Substantial financial and legal office occupiers, including the Old Bailey, and leisure and retail operators such as Costa Coffee, Greggs, Eat, Pret, Abokado, Leon and Itsu lie in the immediate vicinity. There are a variety of upmarket bars and pubs such as All Bar One and Jamies, and restaurants including Cote and Garfunkels nearby.

■ DESCRIPTION

The property currently trades as a cafe on the ground floor with a rear office area and a good size basement with vaults. The basement is accessed via a common area and benefits from excellent head height with a kitchen and male and female WC facilities.

■ ACCOMMODATION

The internal floor areas are laid out as follows:

Floor	Sq M	Sq Ft
Ground Floor	37.71	406
Rear Store	3.99	43
Basement Storage	51.75	557
Kitchen Area	3.48	37
Vaults	26.11	281
Total	123	1,324

■ USE

A1

■ LEASE

The property is held on an effective FRI lease commencing March 25th 2007 and expiring March 24th 2022 subject to 5 yearly rent reviews and is contracted **inside the Landlord & Tenant Act 1954.**

■ PASSING RENT

£54,500 pa exclusive of rates, service charge and all outgoings.

■ PREMIUM

Offers invited.

■ BUSINESS RATES

Rateable value £47,000.
Rates payable £23,171 pa.

■ SERVICE CHARGE

TBC

■ PROFESSIONAL COSTS

Each party to be responsible for their own legal costs in this transaction.

■ POSSESSION

Upon completion of legal formalities

■ EPC

Available on request

■ VIEWING

Strictly through Landlords sole agents

STAFF UNAWARE – STRICTLY NO UNACCOMPANIED VIEWINGS

■ CONTACT

Brecker Grossmith:

Janna Parkhouse

DL: 020 7908 2683

Janna@breckergrossmith.co.uk

Henry Carroll

DL: 020 7908 2675

Henry@breckergrossmith.co.uk

Brecker Grossmith
63 Wigmore Street
London W1U 1BQ

Tel: 020 7486 3531
breckergrossmith.co.uk

Brecker Grossmith on behalf of the Landlords of this property whose agents they are, give notice that: These particulars do not constitute an offer or a contract, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Brecker Grossmith Ltd. None of the statements contained in these particulars as to the property are to be relied upon as representations of fact. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Regulated by RICS. Subject to Contract.