

# PRIME EAST-CITY RETAIL KIOSK TO LET



### LOCATION

Located at Ludgate Circus near City Thameslink train station with St Paul's (Central line) and Blackfriars (Circle & District line) tube stations being a 5 minute walk away. Ludgate Circus intersects Ludgate Hill, Fleet St, Farringdon St and New Bridge St. Nearby retailers include The Punch Tavern(next door), Co-Op, Boots, Marks & Spencer, Leon, Eat, Vision Express, Holland & Barratt, and a variety of upmarket bars, pubs and restaurants in the vicinity.

### DESCRIPTION

The property provides a highly prominent corner site. Benefits from sole use of hydraulic lift at rear useful for deliveries. The premises would suit specialist A1 retailers.

### ACCOMMODATION

The internal floor areas are laid out as follows:

Floor	Sq Ft
Ground Floor	59.4
Basement	172.2
Total	231.6

### USE

A1/A2 Retail.

### LEASE

The property will be available by way of a new FRI lease, for a maximum term of 6 years to be contracted outside the Landlord and Tenant 1954 Act.

### QUOTING RENT

Offers in excess of **£40,000 pa** exclusive of rates, service charge and all outgoings.

### BUSINESS RATES

Interested parties should make their own enquiries with the Local Authority.

Rateable value £21,500

Rates payable currently approx. £10,320

### SERVICE CHARGE

Available on request.

### 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 sole agents

### CONTACT

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