

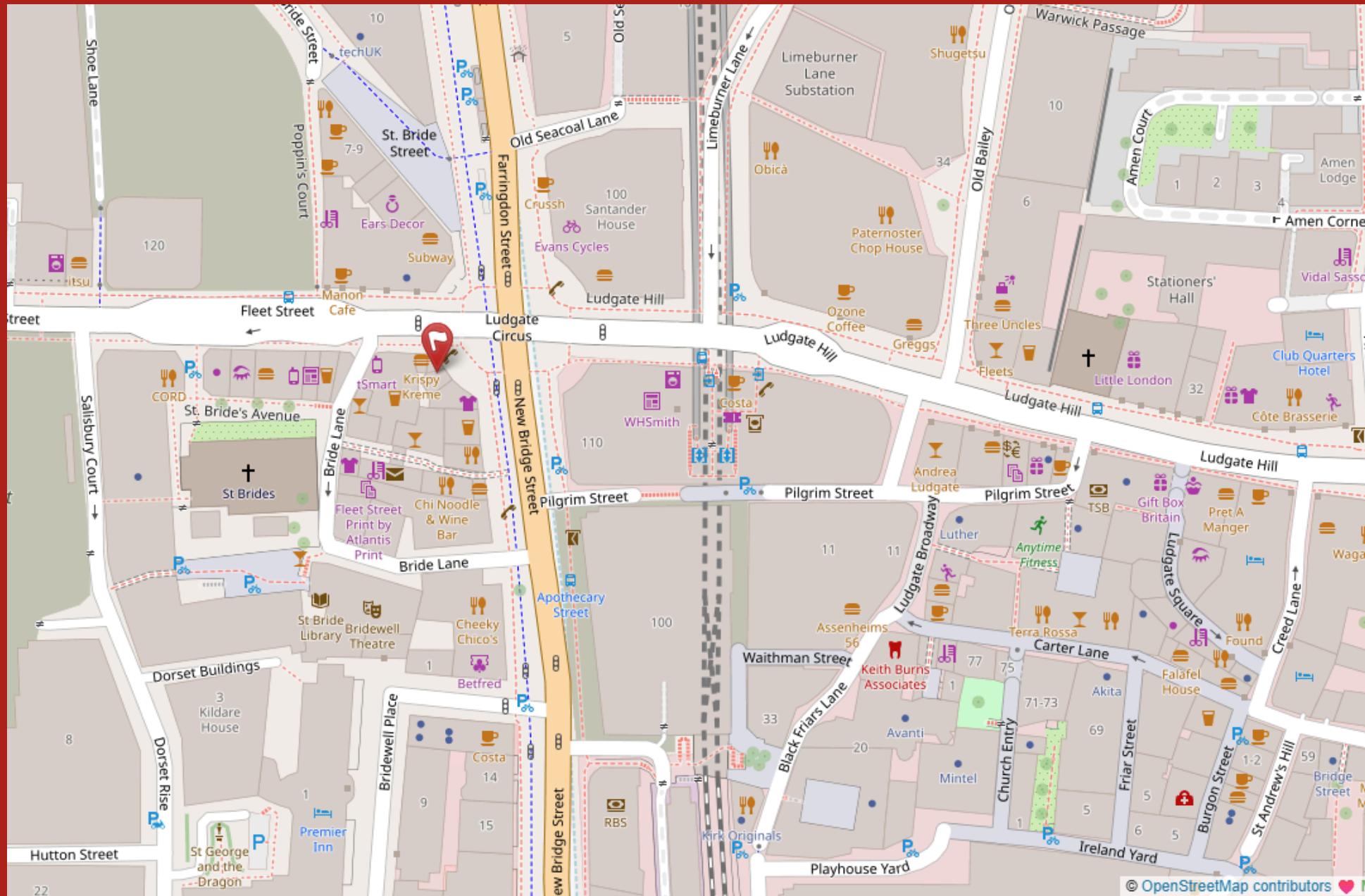
# 8 Ludgate Circus London, EC4M 7LF

99 Sq Ft  
Ground Floor  
Use Class E - Retail  
Offers from £25,000 per annum  
Available Subject to negotiation



Brecker  
Grossmith

## **LOCATION:**



Map by [OpenStreetMap](#)

## LOCATION:

The property is situated in the heart of the City, and is within close proximity of St Paul's, City Thameslink and Blackfriars stations - therefore offering exceptional transport links.

The area is well served by a wealth of global shops, architecture and restaurants including the Social-media sensation Blank Street, The Ivy Asia and offering other leisure activities such as visiting the Royal Courts of Justice.

The unit is within walking distance of the City of London's most cherished pieces of framework, St Paul's Cathedral. Altogether, its blend of historical significance and lively surroundings makes Ludgate Circus a prime and dynamic location.

The unit is surrounded by both; King's College London and London School of Economics and Political Science - which generates a number of footfall from students as well as professionals in the area, therefore amplifying the property's potential for trading.





## DESCRIPTION:

The Ground-floor property located in Ludgate Circus holds immense value given the substantial amount of footfall overwhelming the parade daily.

The Kiosk has huge potential for a grab-and-go concept given the structure of the property and its location, cornering both Ludgate Circus and Fleet Street; which are both the homelands of professional workers in the City.

The surrounding area is densely populated with corporate offices, legal chambers, and transport links, creating reliable demand for quality food offers from morning through evening. This mix of high footfall, diverse customer profiles, and strong daytime trade makes the property particularly well-suited for food concepts that thrive on visibility, convenience, and repeat customers.



### RENT:

Offers will be invited from £25,000 per annum, subject to a Rent Collection Fee of 5% plus VAT.

### LEGAL COSTS:

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

### SERVICE CHARGE

The estimated service charge per annum is £682.

### INSURANCE:

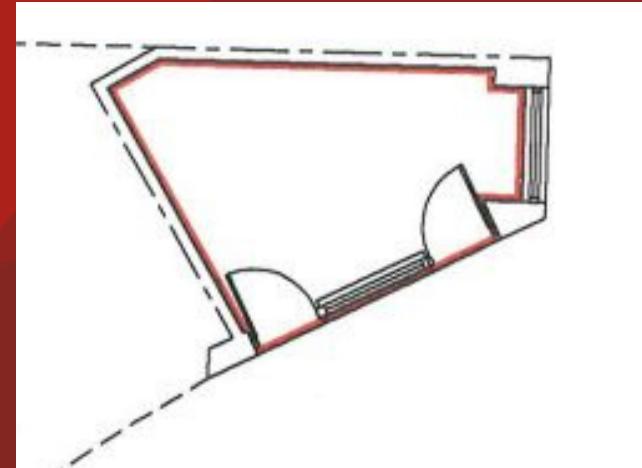
The estimated insurance premium for the year ending 2026 is £202.46.

### EXTERNAL MAJOR WORKS CONTRIBUTION:

There is a charge for major external works conducted every 5 years - further information available upon request.

### BUSINESS RATES:

The VOA shows a Rateable Value of £10,500. Interested are encouraged to make their own enquiries.



### EPC:

