

5 Ludgate Circus London, EC4M 7LD

2,606 Sq Ft

Ground Floor and Basement

Use Class E - Retail (No extraction)

Offers from £65,000 per annum

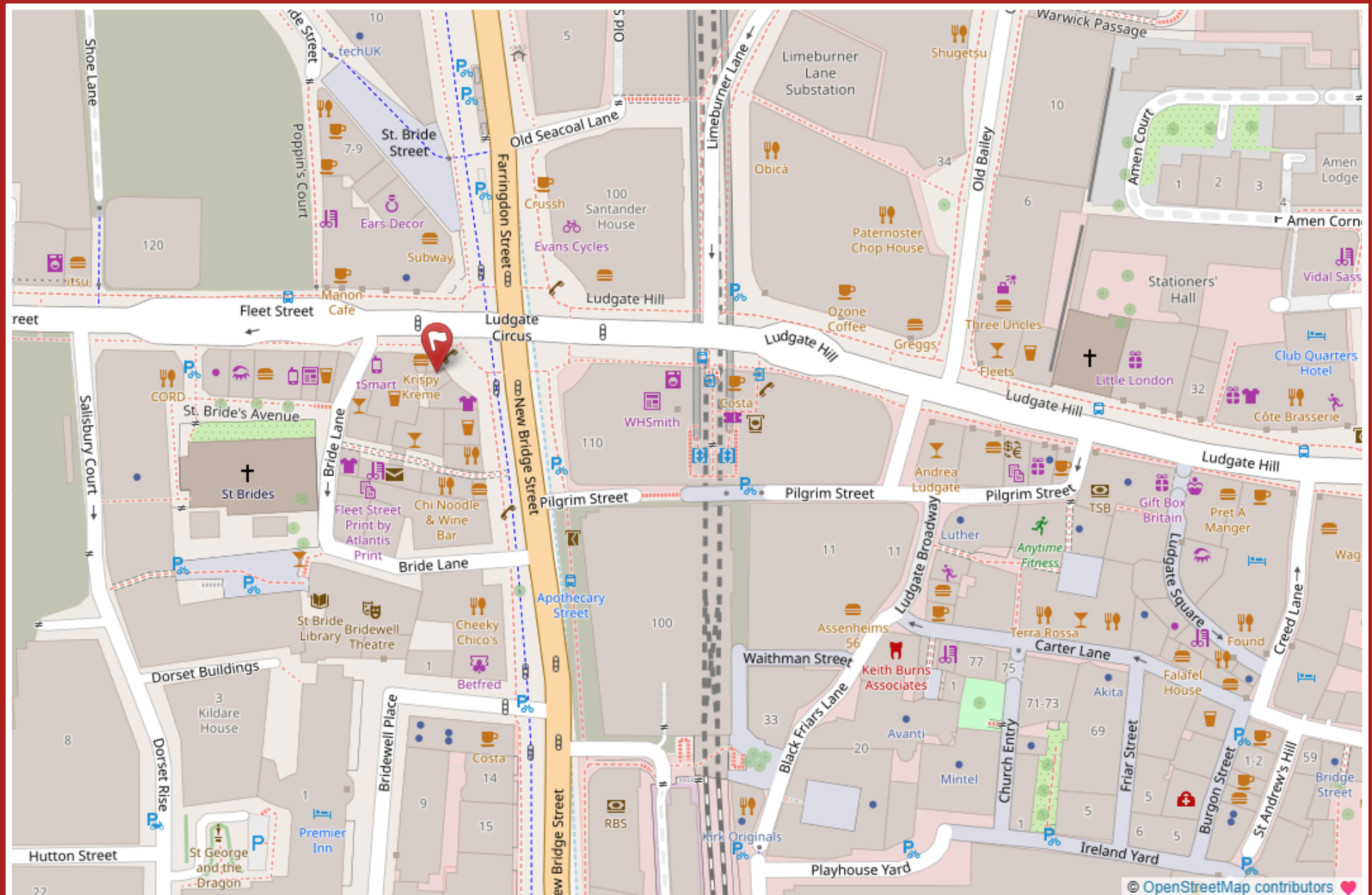
Available Subject to vacant
possession



**Breckers
Grossmith**



LOCATION:



Map by [OpenStreetMap](#)

LOCATION:

The property is situated in the heart of the City, close to St Paul's, City Thameslink and Blackfriars stations with excellent transport links.

The area features historic architecture and is well served by a wealth of shops, cafes and restaurants including coffee chain Blank Street and The Ivy Asia.

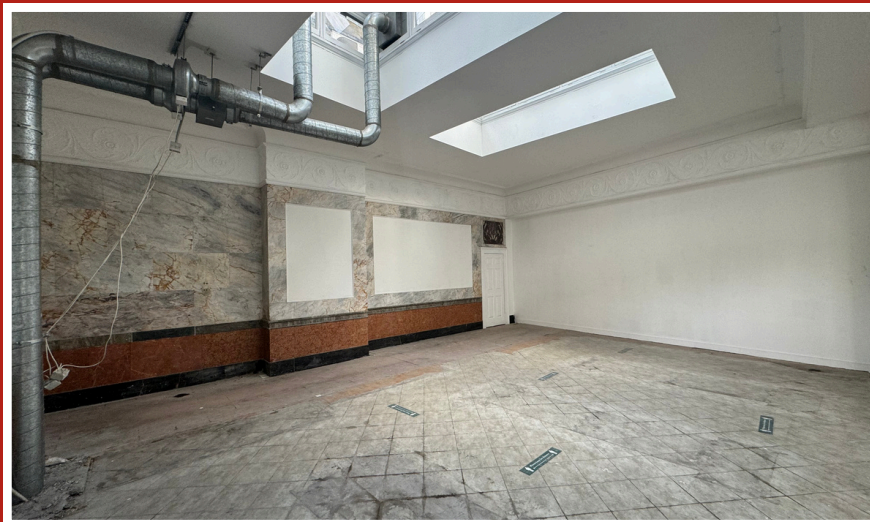
The unit is within walking distance of the Royal Courts of Justice and one of the City of London's most cherished landmarks, St Paul's Cathedral.

King's College London and London School of Economics and Political Science are a 13 and 15 mins walk respectively generating footfall from students as well as professionals in the area.

SIZE (APPROX):

Ground Floor:	1,105 sqft
Basement:	1,500 sqft
Total:	2,605 sqft







DESCRIPTION:

The unit has strong potential for both a grab-and-go concept and for an established brunch spot given the location and size of the unit.

Approximately 92,000 to 100,000 people work in the Fleet Street and Ludgate Circus area (often referred to as the Fleet St Quarter).

This means the surrounding area is densely populated with legal chambers and both corporate and independent offices. Regus Serviced Office houses multiple tenants in the adjoining parade. The mix of footfall and the diverse demographic makes 8 Ludgate Circus an ideal opportunity for concepts aiming for brand visibility, convenience and the potential for repeat customers.

Please see breakdown of accommodation below (GIA):

Ground floor:	1205 sqft
Basement:	1679 sqft



RENT:

Offers will be invited from £65,000 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 for the year ending 31st March 2027 is £3,181.28 per annum.

INSURANCE:

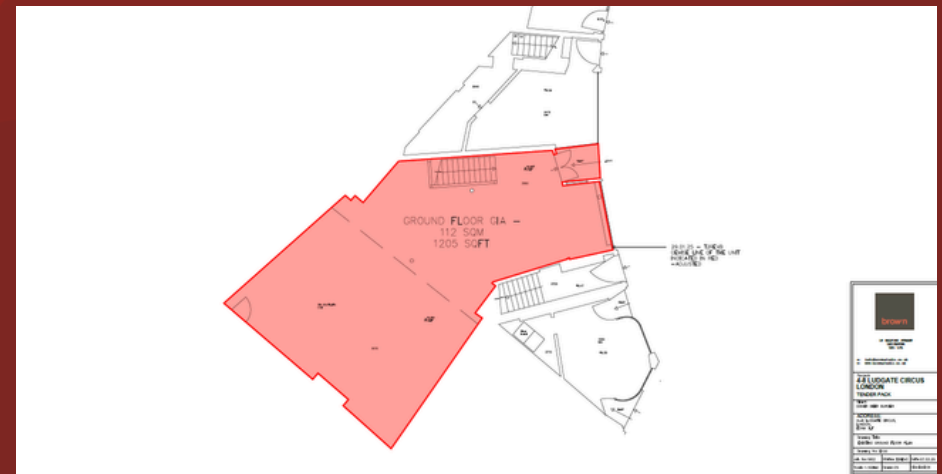
The estimated insurance premium for the year ending 2026 is £6,862.50.

EXTERNAL MAJOR WORKS CONTRIBUTION:

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

BUSINESS RATES:

We estimate the business rates to be £35,520 per annum. Interested parties are asked to make their own enquiries.



EPC:

The Energy Performance Certificate (EPC) for the property is available upon request.