

# 4 Ludgate Circus London, EC4M 7HX

509 Sq Ft

Ground Floor and Basement  
Use Class E - Retail/Food Use (no  
extraction)

Offers from £45,000 per annum  
First time on the market in 12  
years

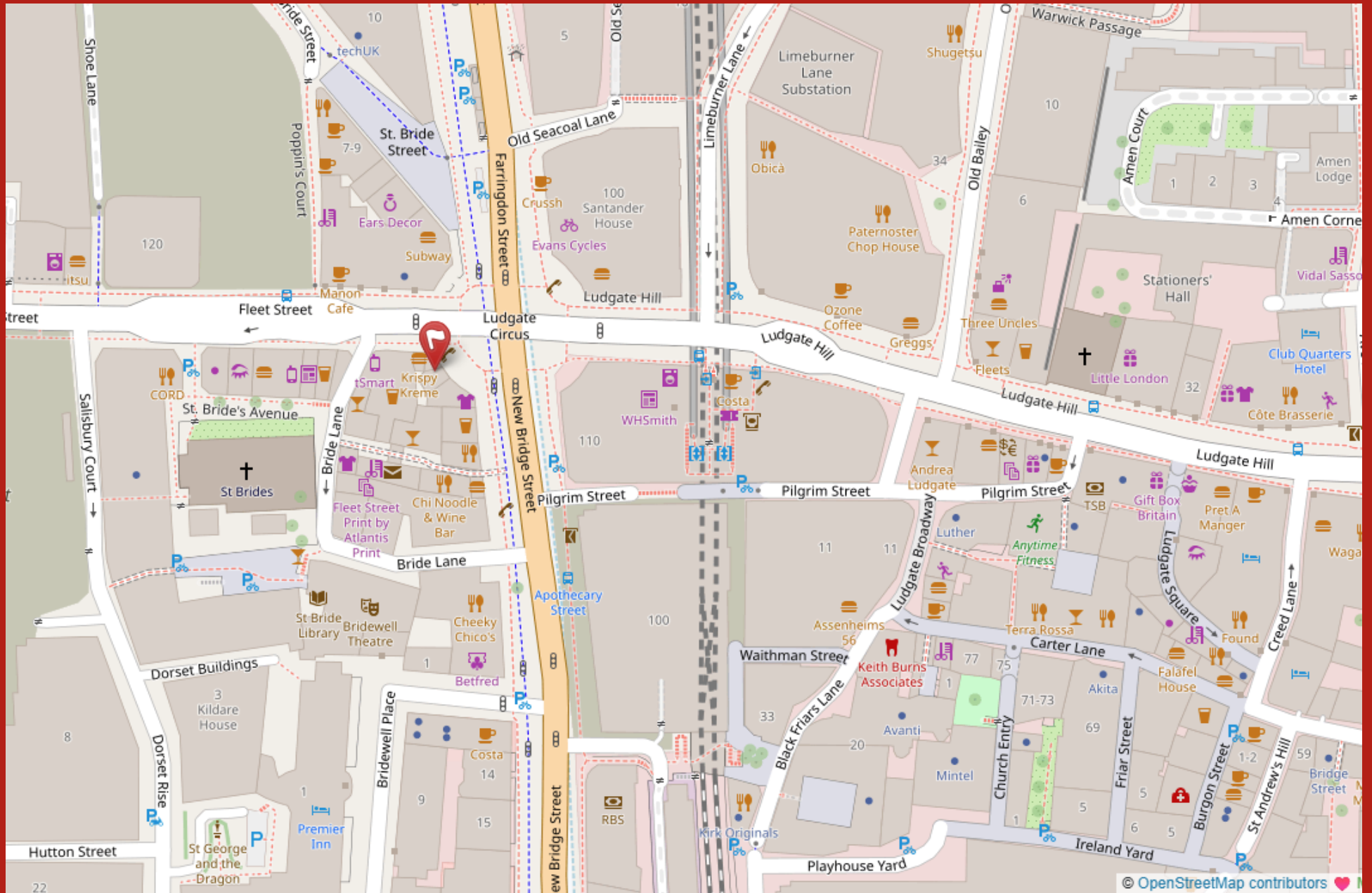
Available August 2026



**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. Ludgate Circus is a rapidly changing location with recent lettings to Farmer J and Rosslyn Coffee.

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.





## DESCRIPTION:

The Ground-floor and Basement property located in Ludgate Circus holds immense value given that there is such a prominent amount of footfall overwhelming the parade daily.

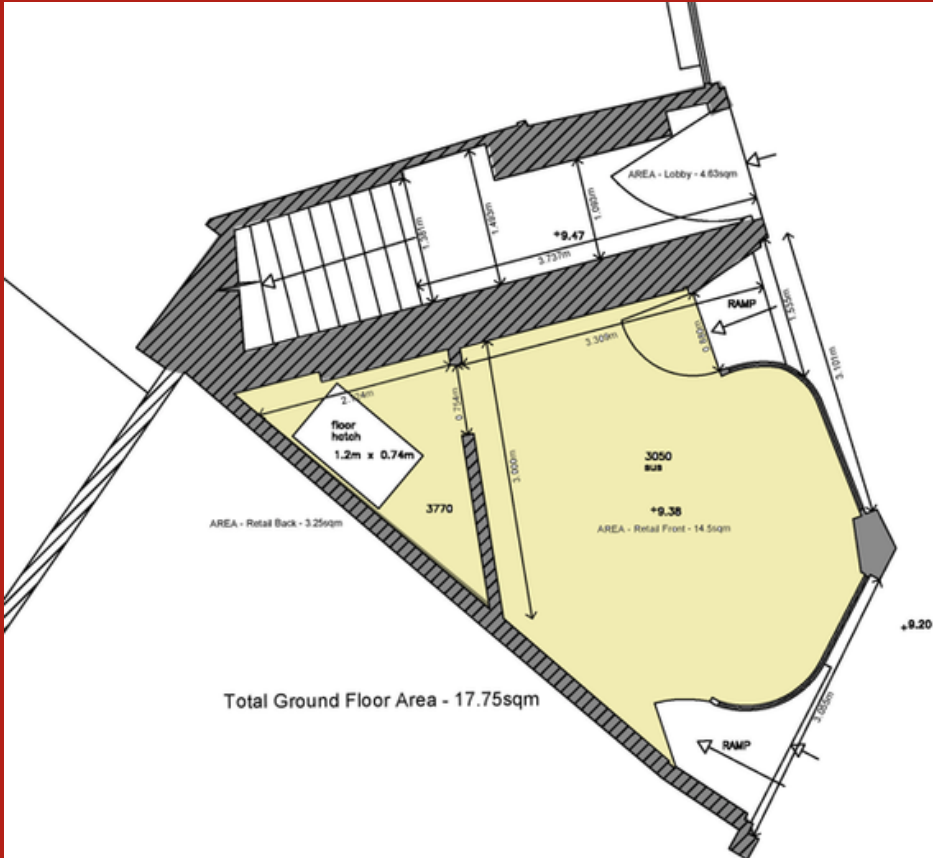
Approximately 92,000 to 100,000 people work in the Fleet Street and Ludgate Circus area (often referred to as the Fleet St Quarter).

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.



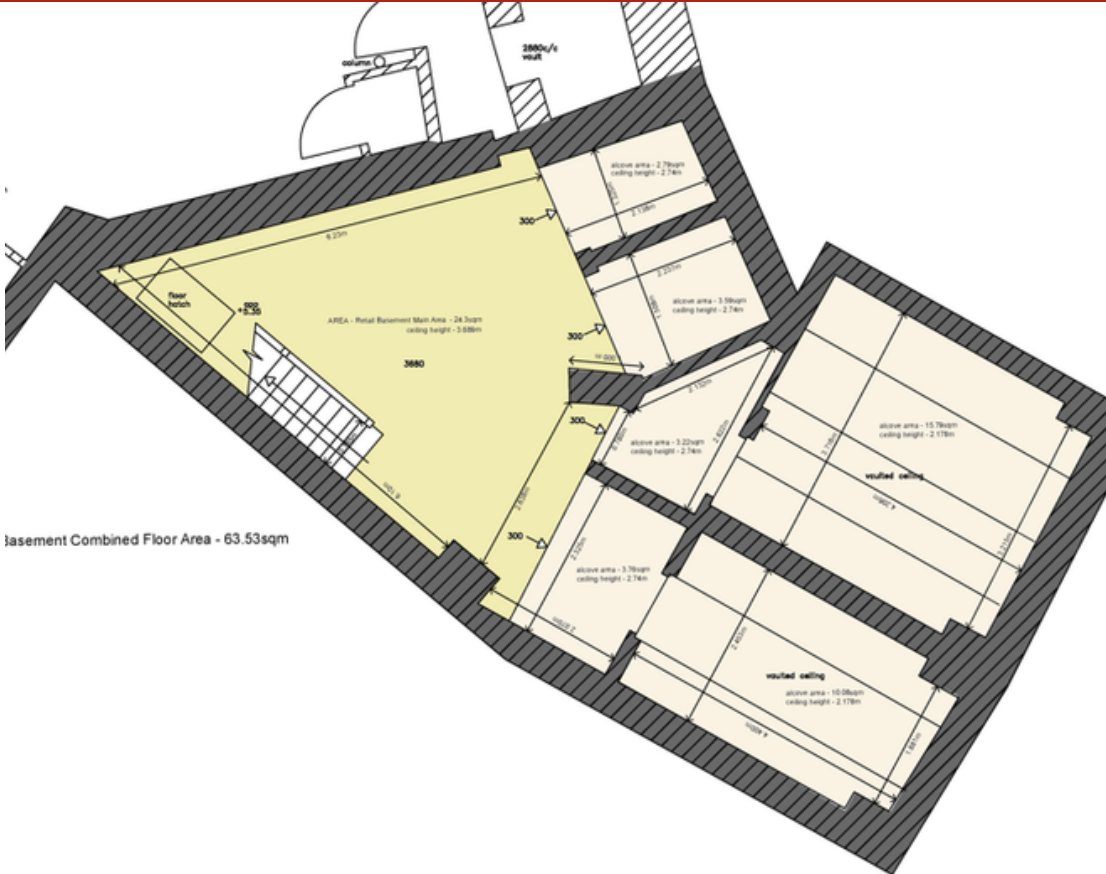
## FLOORPLAN:

## Ground-Floor



**191 Sq Ft**

## Basement



# 160 Sq Ft

### RENT:

Offers will be invited from £45,000.00 per annum, and subject to a Rent Collection Fee of 5% plus VAT.

### RETAIL PRICE INDEX:

The rent will be subject to upward annual rent increases linked to the Retail Price Index.

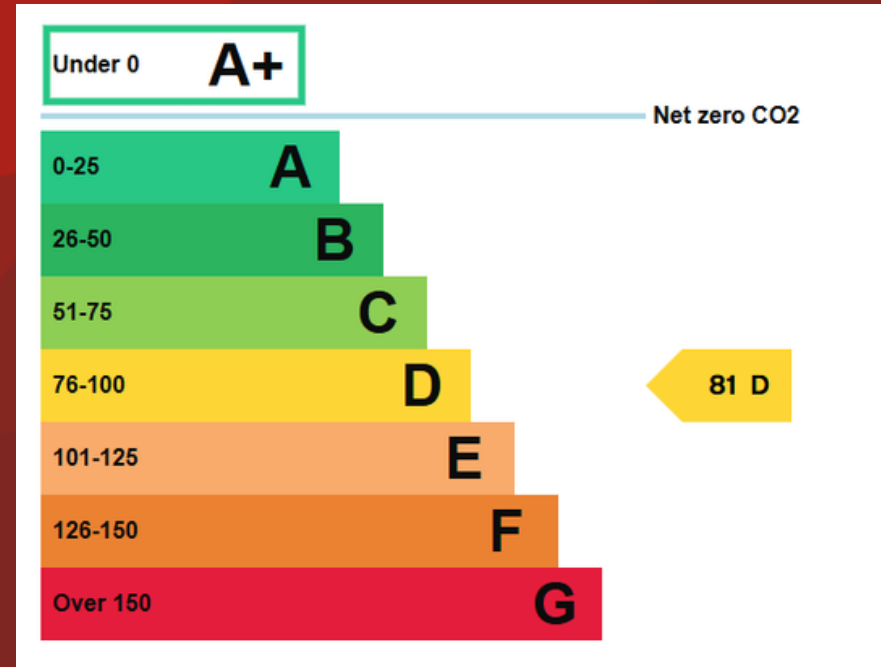
### LEASE:

The lease will be contracted outside of the security of tenure and compensation provisions of the Landlord and Tenant Act 1954.

### LEGAL COSTS:

The tenant is to underwrite the landlord's legal costs, refundable upon completion, or forfeit should the tenant withdraw prior.

### EPC:



### SERVICE CHARGE

The estimated service charge for the year ending 31st March 2027 is £962.88 per annum. This is inclusive of a service charge management fee of 15% plus VAT.

### INSURANCE:

The estimated insurance premium for the year ending 23rd June 2026 is £1,142.58. This is inclusive of an insurance management fee of 12.5% plus VAT.

### BUSINESS RATES:

Rates Payable showing as £8,977 however interested parties are advised to make their own enquiries with the local authorities.

### EXTERNAL WORKS CONTRIBUTION:

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

