



RESTAURANT PROPERTY
New Lease - Subject to Vacant Possession

City Restaurant Opportunity - Ludgate Circus
Double Fronted with Double Height Basement



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Double Fronted with Double Height Basement
7-9 St Bride Street, London EC4A 4AS

Approx. 2,837 sq ft GIA

Location

The premises comprise a prominent double-fronted unit just off Ludgate Circus. Ludgate Circus is the busy intersection connecting Fleet Street, Farringdon Street and Ludgate Hill, with City Thameslink station also situated there.

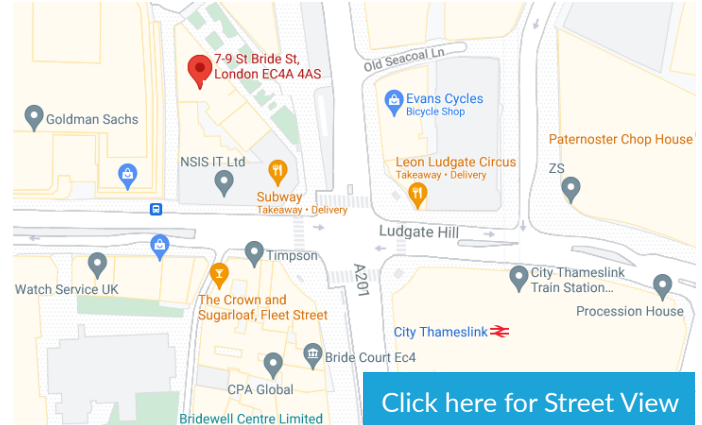
Occupiers in the vicinity include Leon, Establishment Coffee, Boots, Evans Cycles, Cojean, Paternoster Chop House, to name but a few.

Nearby



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[Click here for Street View](#)

Accommodation

Arranged over ground, raised-ground, basement and mezzanine floors, providing following approx. GIA areas:

Ground Floor (Entrance Bridge)	85 sq ft
Raised Ground Floor (Bar/Sales)	318 sq ft
Basement (Part Double-Height)	2,173 sq ft
Mezzanine (Back of House)	175 sq ft
Basement Vaults (Tanked Storage)	86 sq ft
Total Gross Internal Area	2,837 sq ft 263.66 sq m

Lease

A new lease is available, at a guide rent of £95,000 per annum, exclusive of Business Rates, Service Charge, Insurance, Utilities and all other outgoings. Excludes VAT, if applicable.

Subject to Vacant Possession.

Licencing

The current Premises Licence allows:

Supply of Alcohol:

Until 11:00 pm - Monday to Saturday
Until 10:30 pm - Sunday

Rates

We understand that the property is assessed as follows.

Rateable Value **£88,500**
Annual Payable to 31 March 2022 **£15,406**

Interested parties are advised to verify with the Local Rating Authority.

Legal costs

Each party to be responsible for payment of their own costs.

Planning

E-Class Planning (A1/A2/A3/B1/D1/D2)*

*Subject to any necessary consents.

EPC

An Energy Performance Certificate is available upon request.

Contact

For further information please contact sole-agents:

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50 metres

Experian Goad Plan Created: 25/11/2021
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