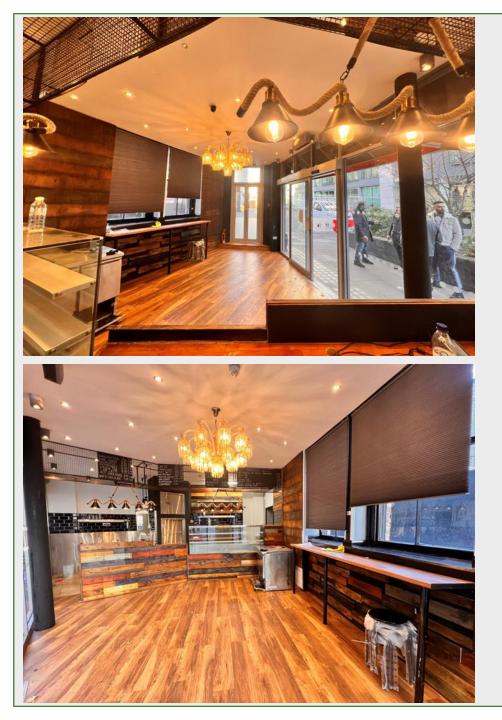
FITTED GRAB & GO UNIT TO LET 13 St Bride Street, St Paul's, London, EC4A 4AS



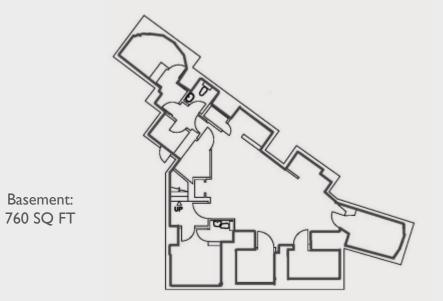
Class 'E' - Ideally Suited to Restaurant/Takeaway Use Fully Fitted Kitchen with Extraction I,164 sq ft (108.14 sq m)





404 SQ FT

ST BRIDE STREET



ST BRIDE STREET

TOTAL: 1,164 SQ FT (108.14 SQ M)



LOCATION

The property is situated on the north side of St Bride Street, a pedestrianised street just off the junction with Fleet Street, Farringdon Street & Ludgate Hill, on the borders of Farringdon and Holborn. Nearby Operators include Marks & Spencer's, Pure, Blank Street Coffee and more. The area is well served by local transport: City Thameslink (Thameslink) Blackfriars (Thameslink, Circle & District Line), Chancery Lane and St Paul's Stations (both Central Line) are all within short walking distance.

DESCRIPTION

The property benefits from extensive return frontage with exposure onto St Bride Street & Poppins Court. The ground floor is predominantly open plan space with a counter and the lower ground is fitted is fitted with a fully functional kitchen with extraction, a cold store, and separate food prep areas.

USE

Permitted for use as retail, restaurant, office, medical or any other use within Class E of the Use Class Order 2020.

LEASE

A new Fully Repairing & Insuring lease is available direct from the landlord, for a term to be agreed, subject to Vacant Possession.

RENT

£55,000 per annum exclusive of all other outgoings

RATES

The Rateable Value of the property is £37,500, rates payable are approximately \pounds 18,712.5. All interested parties are advised to contact the Valuation Office Agency for more info.

SERVICE CHARGE

Service Charge & Building Insurance is payable - details on request.

VAT

Not applicable.

EPC

Available upon request.

O WeWork - Office St Bartholomew the Great Space & Coworking Cittie of Yorke Chancery Lane 😝 Bounce Farringdo Capgemini Holborn Museum of London St Bartholomew's Darwood Design useum Little Britain Norwich St Postman's Park Internatio Cursitor St Deloitte 2NSS Bank of America Angel Sr Central Criminal Court Fleet Place The Maughan Library Carey St St. Paul's Apex Temple Cour f Justice St. Paul's Cathedra Temple Church eonardo Roval ondon St Paul's St Clement Danes Churc Premier Inn Londor Blackfriars (Fleet Street) BT Baynard House The Blackfi Distaff Ln IP Morgan -Hachette UK Embankment City of London School Blackfriars Upas e \varTheta A3211 White Lion liver Flee Π ocke at Broken Wharf ondon Blackfriars

For further information or to arrange a viewing, please

contact: David Raymond Danie

david@ascentre.co.uk 020 7101 3386 Daniel Harris daniel@ascentre.co.uk 020 7101 3385 A S C E N T REAL ESTATE

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