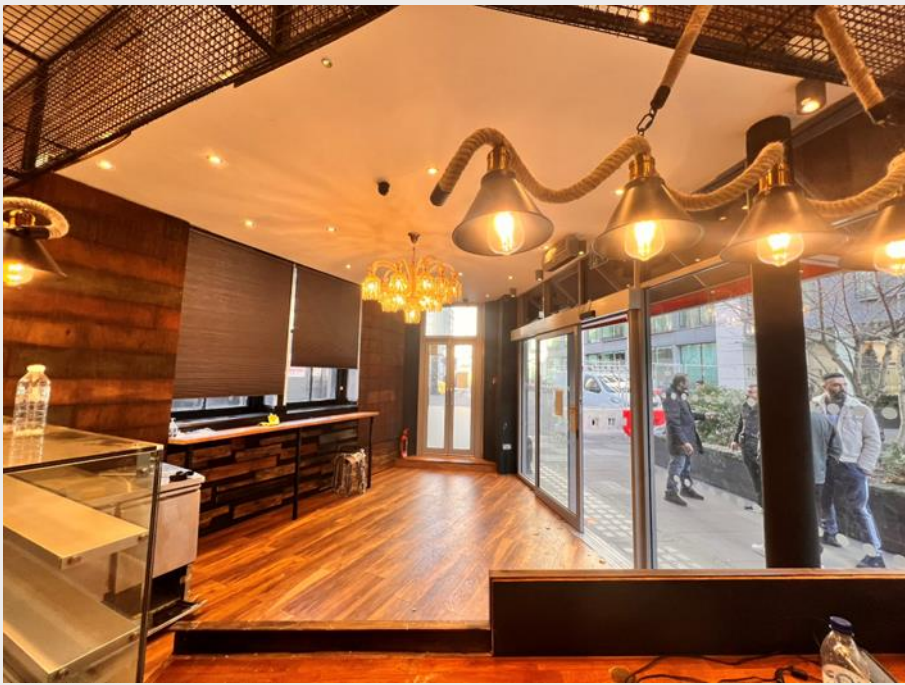


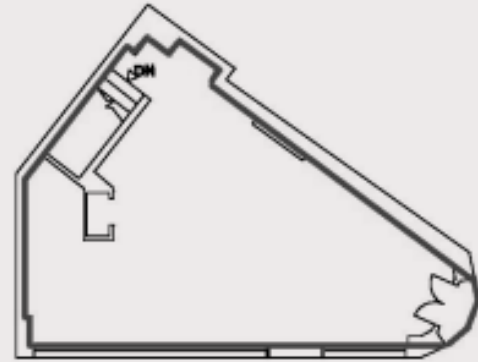
**FITTED GRAB & GO UNIT TO LET**  
**13 St Bride Street, St Paul's, London, EC4A 4AS**



**Class 'E' - Ideally Suited to Restaurant/Takeaway Use**  
**Fully Fitted Kitchen with Extraction**  
**1,164 sq ft (108.14 sq m)**



Ground Floor:  
404 SQ FT



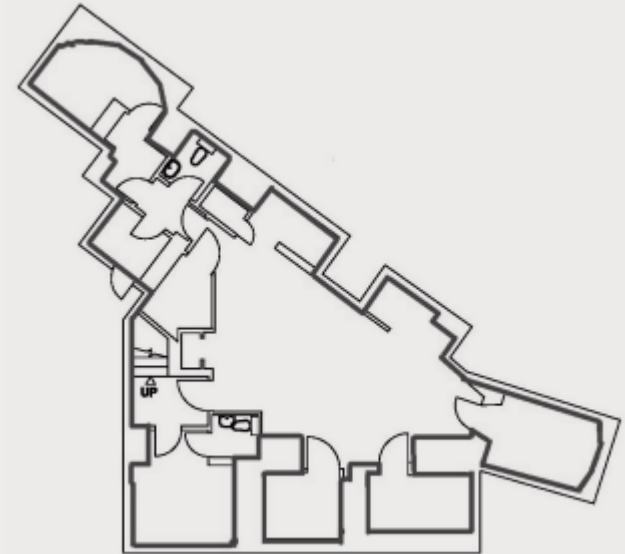
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**ST BRIDE STREET**

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Basement:  
760 SQ FT



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**ST BRIDE STREET**

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**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 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 £18,712.5. All interested parties are advised to contact the Valuation Office Agency for more info.

## SERVICE CHARGE

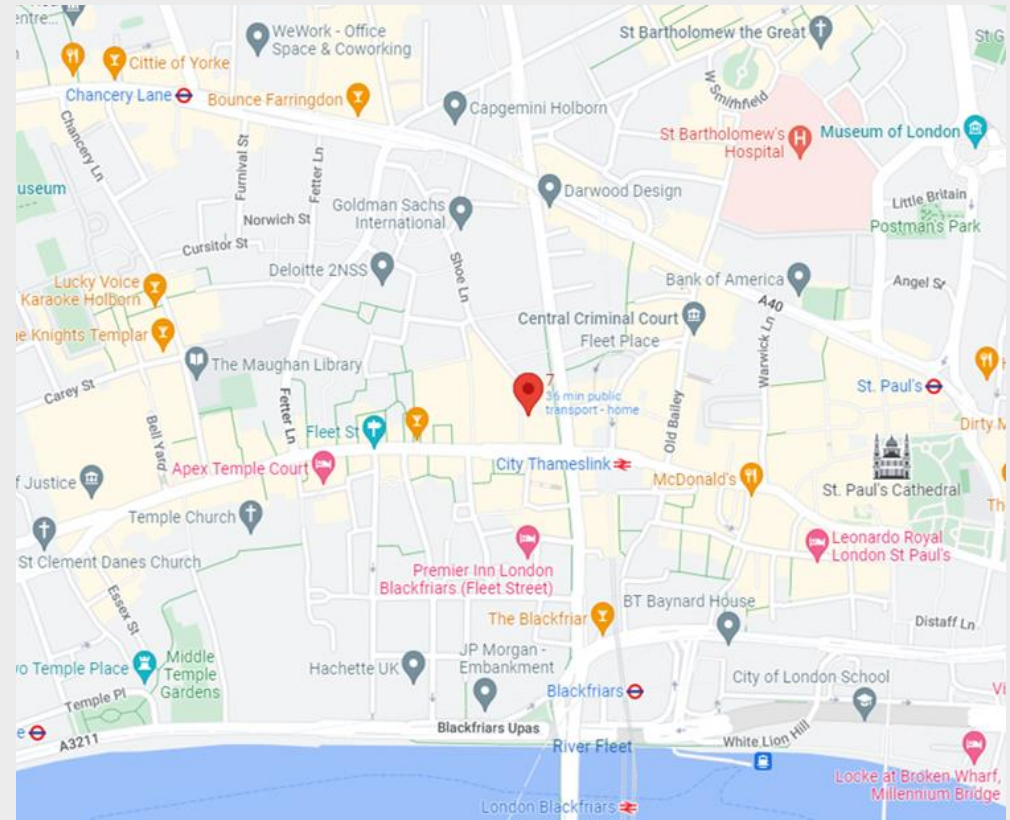
Service Charge & Building Insurance is payable – details on request.

## VAT

Not applicable.

## EPC

Available upon request.



For further information or to arrange a viewing, please contact:

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