

PRIME CORNER PREMISES OPPOSITE ST PAUL'S CATHEDRAL

UNIT 8, 1 PATERNOSTER SQUARE LONDON, EC4

LOCATION

The property is located on a prominent corner position in Paternoster Square opposite St Paul's Cathedral. St Paul's Underground Station is a one minute walk from the property. Operators in the immediate vicinity include Starbucks, Pret a Manger, Farmer J, ITSU, Paul, Boots Opticians and Dion Wine Bar.

ACCOMMODATION

The premises are arranged over ground and basement floors and has an outside seating area overlooking St Paul's Cathedral.

Ground Floor	680 sq ft
Basement Trading	1,014 sq ft
Total Area	1694 sq ft

LEASE

A new lease to be made available for a term to be agreed, subject to vacant possession.

RENT

£92,500 per annum exclusive.

USE

Class E of the Use Classes Order. A variety of uses will be considered. The premises currently has an alcohol license in place.



RATES

Rateable Value 23/24: TBC

Rates Payable 23/24: TBC

The above figures may be subject to rates relief. Interested parties are advised to make their own enquires with the Local Authority.

TIMING

Immediate. Subject to Vacant Possession.

LEGAL COSTS

Each party is to bear their own legal costs in connection with the letting.

EPC

Available on request.

VIEWING

Viewings are to be arranged strictly through sole agents Blanchflower Lloyd Baxter:

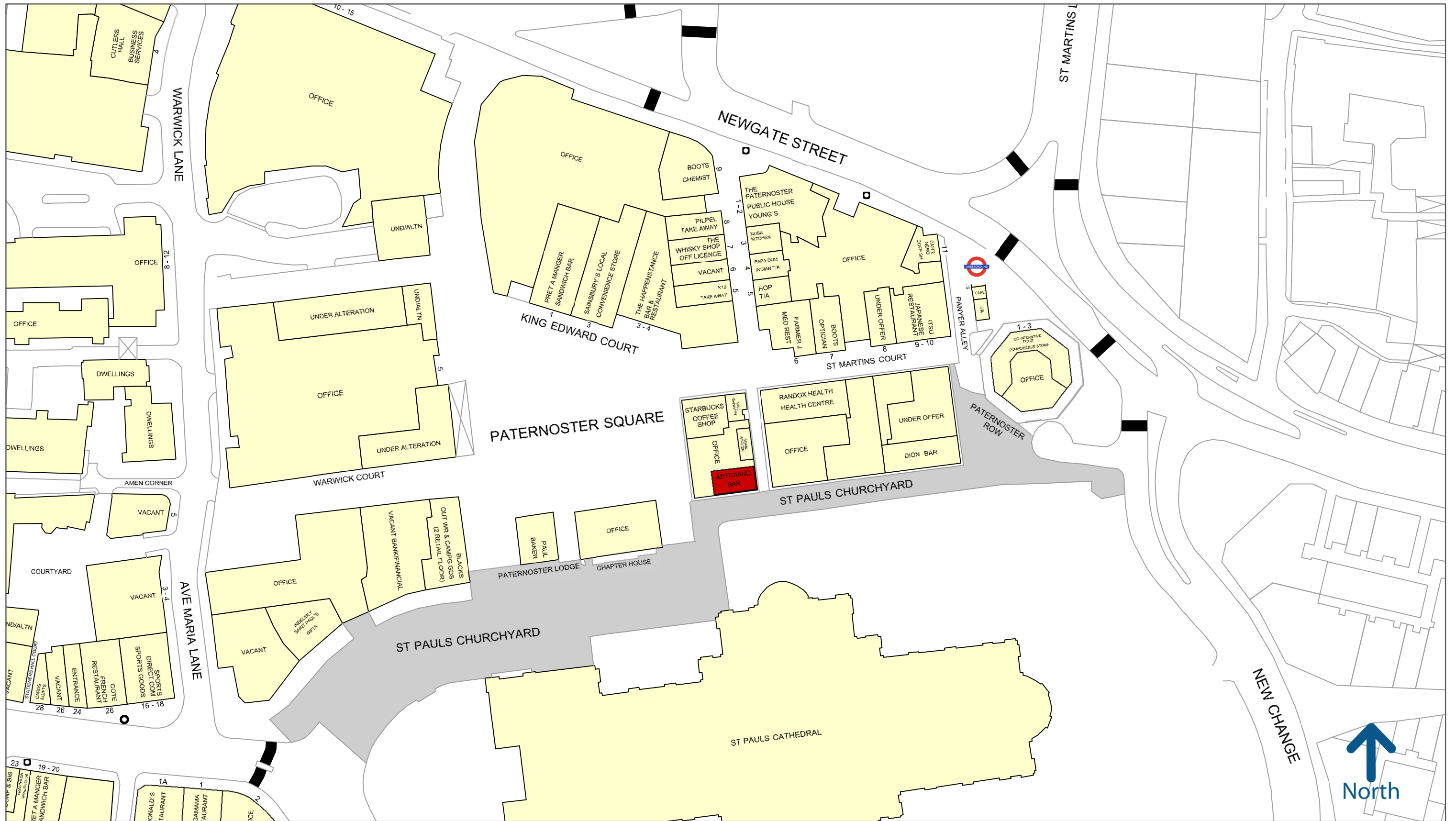
Oliver Fowler

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These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.

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Experian Goad Plan Created: 25/06/2024
Created By: Blanchflower Lloyd Baxter

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