

PRIME UNIT TO LET

Next to St Pauls Station

UNIT 1, 65 ST PAULS CHURCHYARD, PATERNOSTER SQUARE, LONDON EC4

LOCATION

The premises are located on an extremely prominent corner in Paternoster Square in close proximity to St Paul's Cathedral and One New Change Shopping Centre. The unit is located adjacent to St Pauls Underground Station. Retailers close by include **Starbucks, Wasabi, TM Lewin, ITSU, Pret A Manger, Boots, Next** and **Topshop**.

ACCOMMODATION

The premises are arranged over ground and basement floors offering the following approximate areas:

Ground Floor	1,787 sq/ft	161.37 sq m
Basement	836 sq/ft	77.66 sq m
Total	2,573 sq/ft	239.03 sq m

**** The premises have potential for a large external seating area**

LEASE

The premises are to be made available by way of a new lease for a term to be agreed.

RENT

On application.

USE

Flexible uses within Class E of the revised Use Classes Order will be considered.



RATES

Rateable Value	£186,000
Rates Payable	£90,024 per annum

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

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in this transaction.

EPC

Available on request.

VIEWINGS:

Strictly through joint agents:

Blanchflower Lloyd Baxter
Oliver Fowler: ofowler@blb.uk.com
Mbl: 07900 217 624

Space London
Lance Marton: lmarton@spacelondon.co.uk
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These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.