

# PRIME E CLASS PREMISES TO LET 41-43 LUDGATE HILL LONDON EC4

## LOCATION

The premises are located in a strong trading position on Ludgate Hill closes to the junction with Old Bailey. Operators in the immediate vicinity include Pret a Manger, Cards Galore, Poke House, Thomas Exchange, Proathlon, Charles Tyrwhitt and Ozone Coffee.

St Pauls Underground Station and City Thames Link Overground Station are both located a short walk from the property.

## ACCOMMODATION

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

|              |             |
|--------------|-------------|
| Ground Floor | 1,042 sq ft |
| Basement     | 558 sq ft   |

## LEASE

A new lease is to be made available, for a term to be agreed. The lease will be contracted outside the Landlord & Tenant Act 1954.

## RENT

£87,500 per annum exclusive.

## USE

The premises have an E Class Use. A variety of uses within Class E of the Use Classes Order will be considered.



## RATES

|                     |                   |
|---------------------|-------------------|
| Rateable Value      | £91,500           |
| Rates Payable 25/26 | £54,625 per annum |

Please note that interested parties may qualify for rates relief and are advised to make their own enquiries with the Local Authority.

## LEGAL COSTS

Both sides to pay their own legal costs in connection with the transaction.

## TIMING

September 2025. Subject to Vacant Possession.

## EPC

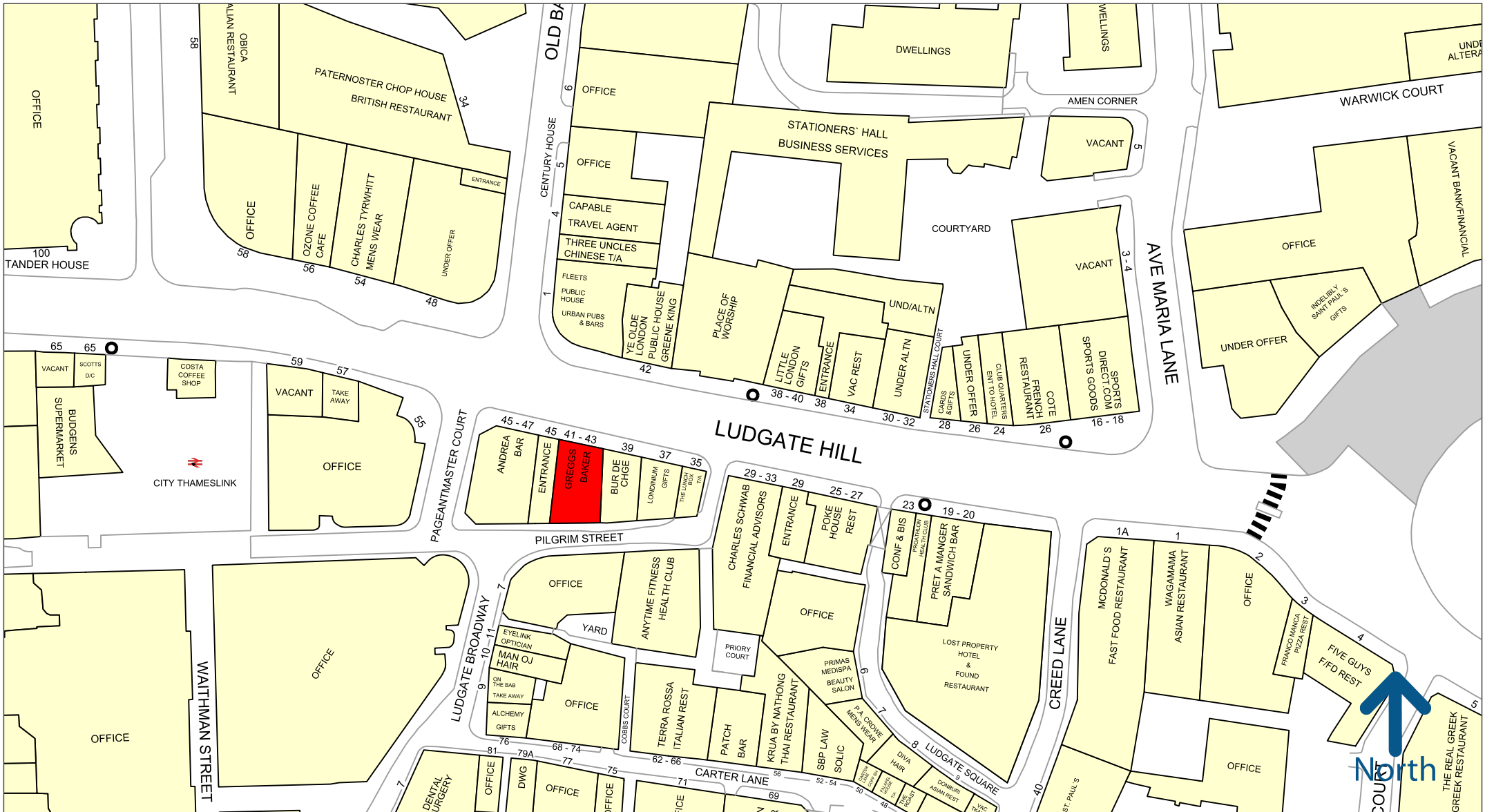
Available on request.

## VIEWING

Viewings to be arranged strictly through sole agents, Blanchflower Lloyd Baxter.

Oliver Fowler  
Tel: 07900 217 624  
Email: [ofowler@blb.uk.com](mailto:ofowler@blb.uk.com)

Andrew Brown  
Tel: 07766 760 057  
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50 metres

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Created By: Blanchflower Lloyd Baxter

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