

# PRIME CORNER PREMISES TO LET

## UNIT 7, 1 PATERNOSTER SQUARE ST PAUL'S, LONDON, EC4

### LOCATION

The property is located on a prominent corner position in Paternoster Square, in close proximity to St Paul's Underground Station and St Paul's Cathedral.

The premises are located adjacent to Starbucks and in close proximity to Farmer J, Joe & the Juice, ITSU, Boots Opticians, Notes Coffee, Buns From Home and Pret a Manger.

### ACCOMMODATION

The premises are arranged over ground and basement floors providing the following approximate areas.

Ground Floor:	352 sq ft
Basement Store:	81 sq ft
Total Area:	433 sq ft

### LEASE

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

### RENT

£89,500 per annum exclusive.

### USE

The premises have an E Class planning use.



### RATES

Rateable Value: £40,750  
Rates Payable 25/26: £21,149 per annum

The above figures should only be used as an estimate. Business rates relief may apply. Interested parties are advised to make their own enquires with the Local Authority.

### TIMING

September 2025.

### LEGAL COSTS

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

### EPC

Available on request.

### VIEWING

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

Oliver Fowler

Email: [ofowler@blb.uk.com](mailto:ofowler@blb.uk.com)

Tel: 07900 217624

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

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# Ludgate Hill & St Pauls (U7, 1 Paternoster

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