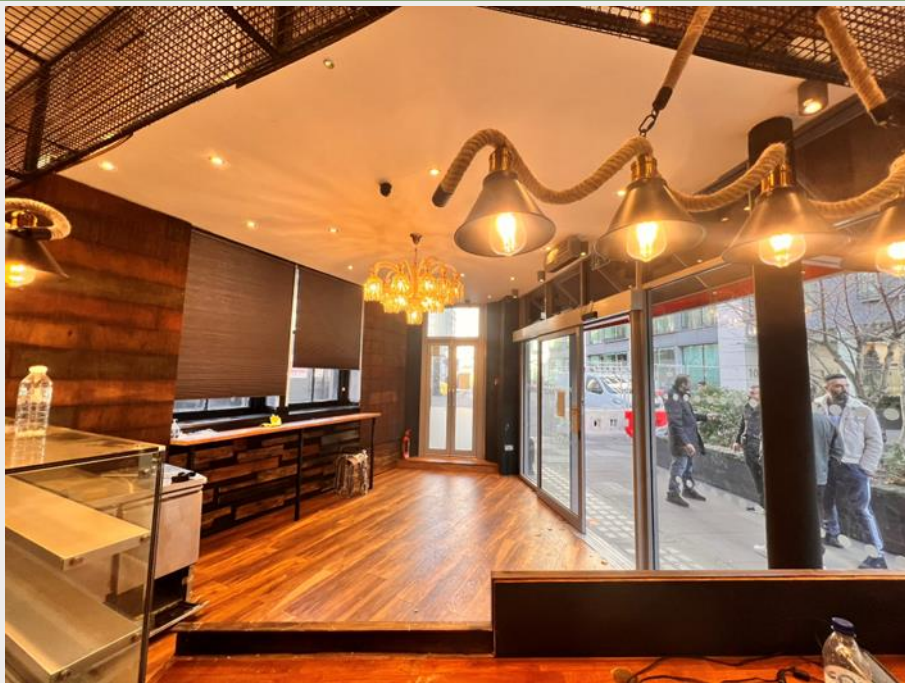


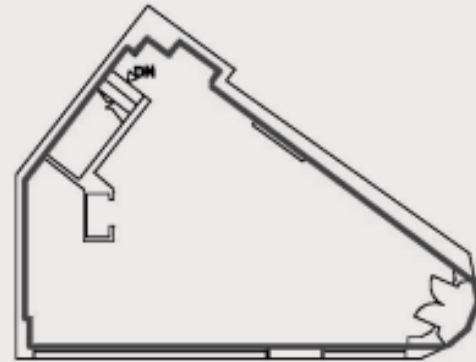
FITTED GRAB & GO UNIT TO LET
13 St Bride Street, St Paul's, London, EC4A 4AS



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



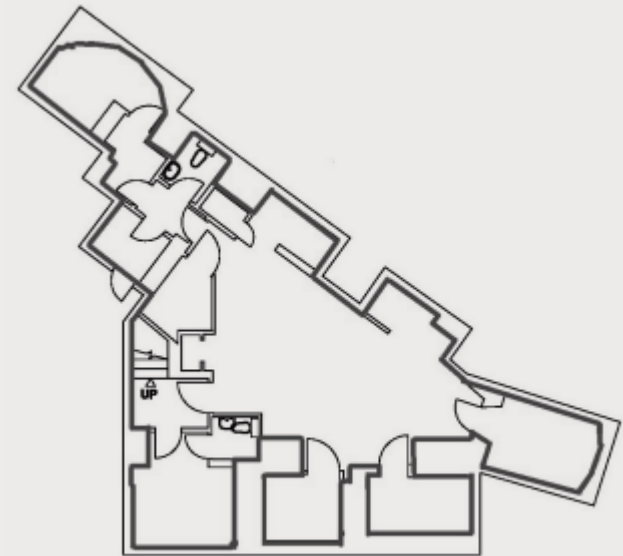
Ground Floor:
404 SQ FT



ST BRIDE STREET



Basement:
760 SQ FT



ST BRIDE STREET

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

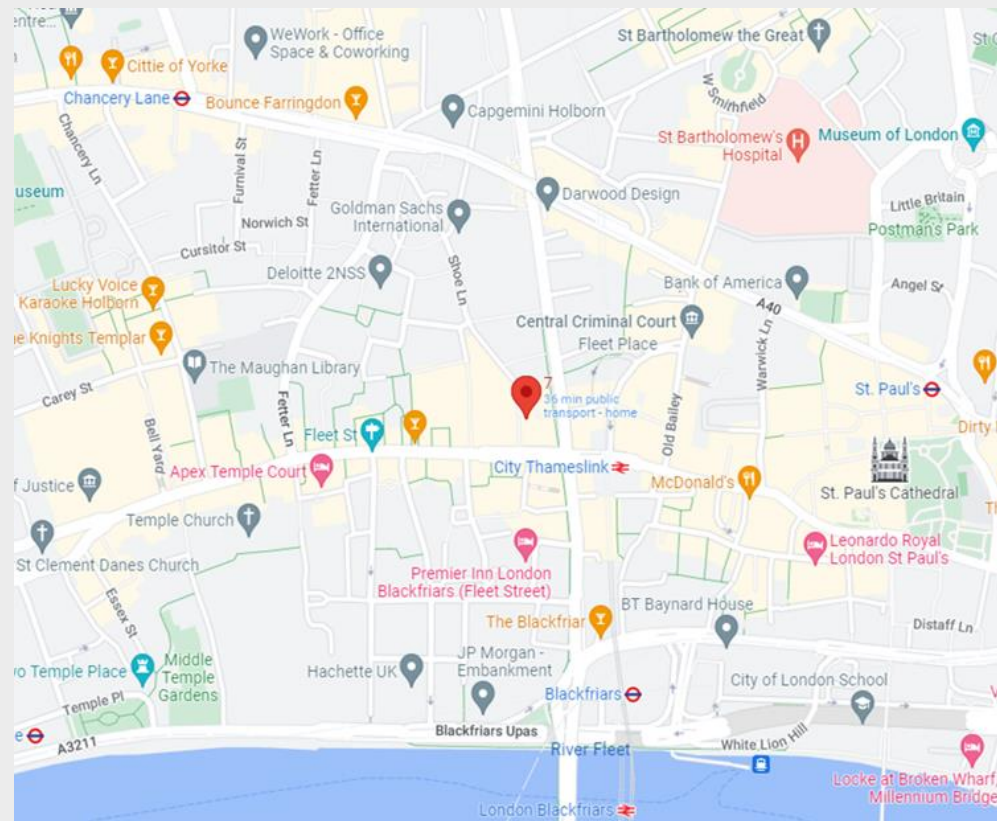
Service Charge & Building Insurance is payable – details on request.

VAT

Not applicable.

EPC

Available upon request.



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

David Raymond
david@ascentre.co.uk
020 7101 3386

Daniel Harris
daniel@ascentre.co.uk
020 7101 3385

