

Ground Floor City A1 Assignment

£48,552 per annum

952 sq ft

**51 Little Britain, London,
EC1A 7BH**

- Ground floor Gallery with glazed frontage
- Fitted modern unit
- Lively City location close to Smithfield Market
- Assignment of lease dated 1st January 2026



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Further Information & Viewing

Viewings are by appointment via Levy Real Estate.

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Location

The property is located on Little Britain, in close proximity to Smithfield Market within a 5-minute walk of Farringdon and Barbican stations providing connectivity to Elizabeth Line, London Underground and National Rail services.

The Property

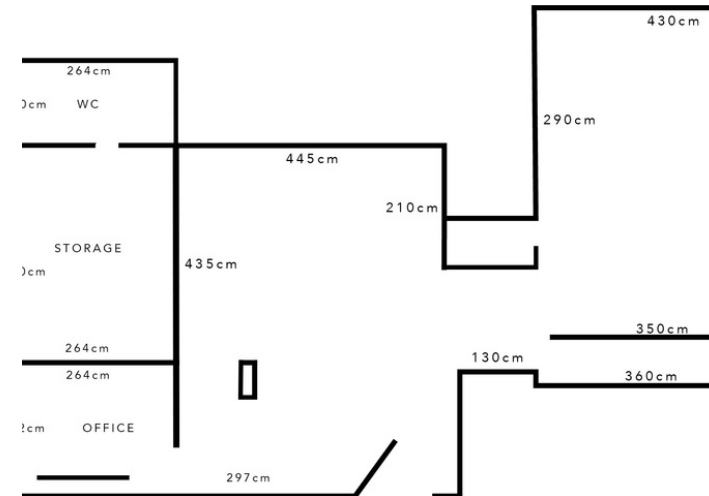
The property is a ground floor unit with full height glazed frontage beneath an attractive, modern residential development. Currently trading as a gallery, the unit is stylishly fitted and benefits from ceiling heights up to 4m, cctv and alarm system.

Nearby occupiers include Ibai. Restaurant St Barts, Pasta Evangelists, Humble Grape, 56 Wine Bar and Balfour St Barts.

Business Rates

As per the Valuation Office Agency, the rateable value of the premises is £43,750.

Interested parties are advised to make their own enquiries with the City of London Corporation.



Accommodation

The premises is arranged over ground floor only. It comprises the following approximate net internal floor area(s):

Floor	sq ft	sq m
Ground	952	88
Total	952	88

Tenure

The property is available by way of an assignment. The lease is for a term of 5 years from 1st January 2026 at a rent of £48,552 per annum, for use as a gallery or other A1 uses.

EPC

Rated as B. Certificate available upon request.

