



1 NEW LUDGATE, 5-7 LIMEBURNER LANE (Former Obica)

ST PAUL'S, LONDON EC4M 7AX

Fully Fitted Class E Restaurant - New Lease || Circa 150 covers

3,438 SQ FT / 319 SQ M



**STEPHEN
KANE & COMPANY**
DELIVERING EXCELLENCE SINCE 1992

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LOCATION

The property is situated just off Ludgate Hill beneath One and Two New Ludgate, a 385,000 sq ft office, retail and restaurant development next to England's most famous court, the Old Bailey. One New Ludgate is located on the corner of Ludgate Hill, Old Bailey and Limeburner Lane and in close proximity to Fleet Street, Carter Lane, Smithfield Market, Paternoster Square and St Paul's Cathedral. Local connections are excellent being situated opposite City Thameslink Station, with Blackfriars and St Paul's Underground Stations nearby.

Nearby operators include Paternoster Chop House, Ozone Coffee, Leon, Charles Tyrwhitt, Terra Rossa and Ye Olde London Public House with many large office corporations within the vicinity.

TENURE

A new lease for a term to be agreed.

RENT

POA

PREMISES LICENSE

The current premises license allows for 09:00hrs-23:30hrs.

ACCOMMODATION

The premises is arranged over ground floor only, with a prominent 90 ft frontage on Limeburner Lane and visible from Ludgate Hill. The restaurant configuration allows for c. 150 covers; fully fitted with full kitchen extract (600x600), pizza oven and customer WCs in situ. The premises benefits from a dedicated loading and servicing bay.

The unit has the following approximate floor area:

Ground Floor	3,438 sq ft	319 sq m
Outside Seating	Not Measured	

RATES (2025/26)

Rateable Value : £182,000

Rates payable (UBR multiplier: £0.593):	£107,926
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An occupier may be entitled to a 40% reduction in the business rates payable subject to a maximum benefit of £110,000 for the 12 months commencing 1st April 2025. All interested parties should verify the business rates payable with the relevant local authority.

SERVICE CHARGE

TBC

USE

The premises benefit from Class E planning consent. All uses will be considered.

EPC

Available upon request.

LEGAL COSTS

Each party to be responsible for its own legal and professional costs.

VAT

VAT will be charged at the appropriate rate, if applicable

VIEWING

By appointment with Stephen Kane & Company or Joint Agents Strettons.
Tel: 0207 224 0101 | www.stephenkane.co.uk.

CONTACT

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AML

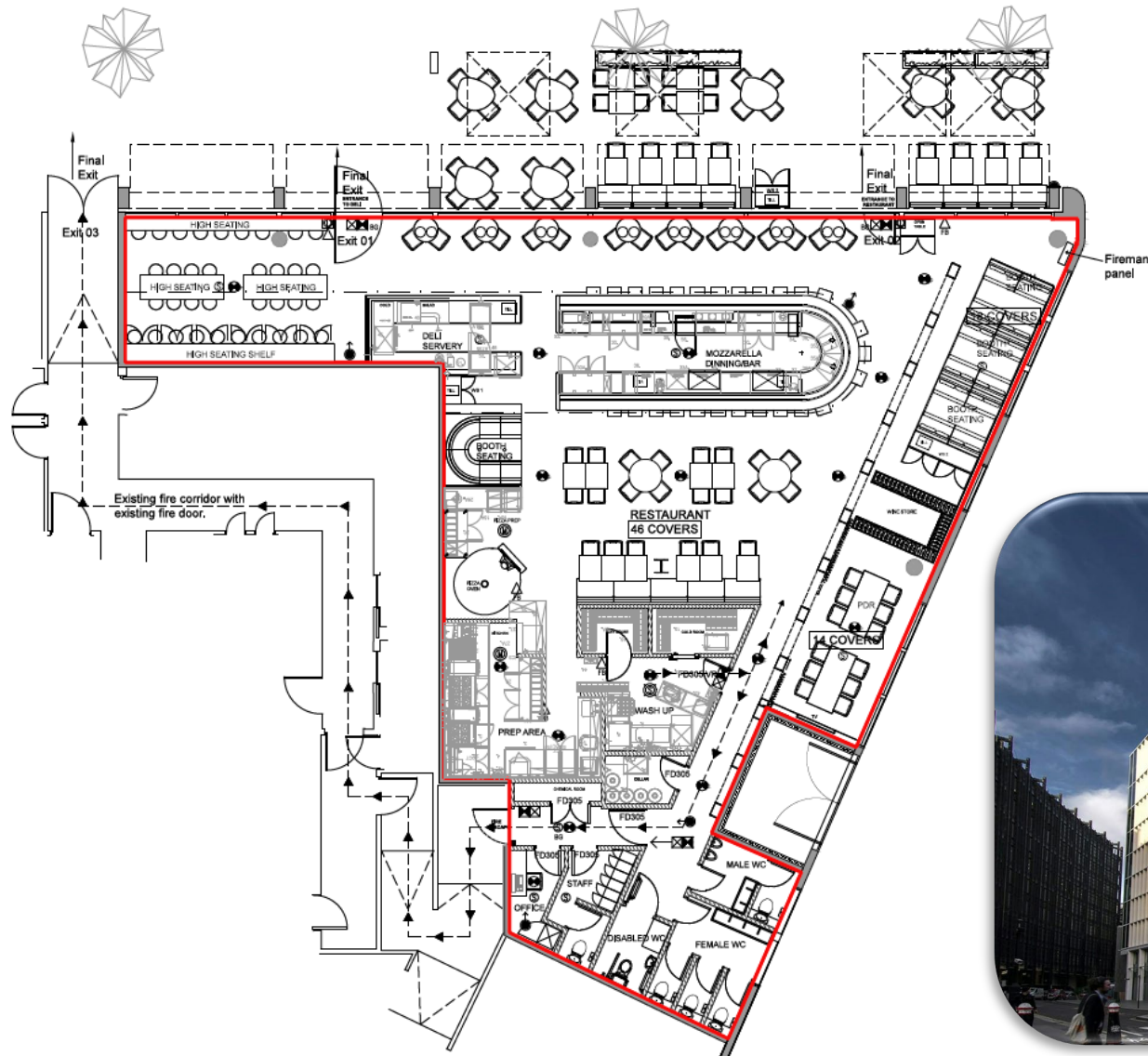
Under new Anti-Money Laundering legislations Stephen Kane & Company are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

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