



**BASEMENT RETAIL UNIT 1, 50-52 LUDGATE HILL**

**ST PAUL'S, LONDON EC4M 7AW**

Partially Fitted Central Production Prep Kitchen / Storage Facility

New Lease

Potential to Subdivide  
3,000 - 6,004 SQ FT  
278 - 558 SQ M



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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, Greggs, 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

On Application

## ACCOMMODATION

The premises is arranged over Basement only, providing a partially fitted central production kitchen with 7 fridge/freezer cold stores and full extraction.

There is also a staff area with office, kitchen, showers and W.C. The premises benefits from a dedicated building loading and servicing bay.

The unit has the following approximate floor area:

Basement (current configuration)	6,004 sq ft	558 sq m
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N.B. Potential to Subdivide:

2 x CPU's / Storage Facility	c. 3,000 sq ft	c. 278 sq m
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## RATES (2026/27)

Rateable Value : £77,000

Rates payable (RHL multiplier: £0.440):	£33,880
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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 STPP.

## 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:

Tel: 0207 224 0101 | [www.stephenkane.co.uk](http://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.

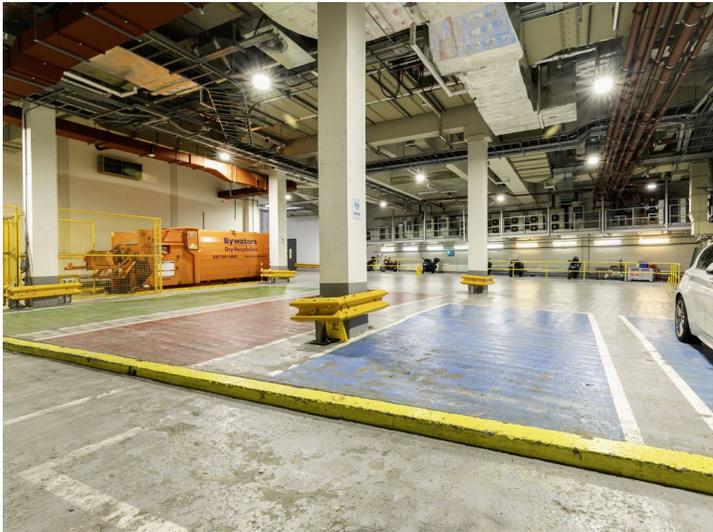


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