



ROBINSON WEBSTER

INDEPENDENT RETAIL PROPERTY ADVISORS



LONDON EC1, 1 GRESHAM STREET/59 ST MARTIN'S LE GRAND

PRIME A1 RETAIL OPPORUTNITY
SUBJECT TO VACANT POSSESSION

Location

The subject premises occupy a prominent position on the corner of Gresham Street and St. Martin-Le-Grand, the main route linking St Paul's and Barbican. The property is only a short walk away from **St Paul's Station (Central Line), One New Change and Paternoster Square.**

Located immediately adjacent to **Piccolo Bar**, other nearby retailers include **Maplin, Pret A Manger, Tesco Express, Pod, Giant** and **Eat.**

Accommodation

The property is arranged over ground floor and basement, providing the following approximate areas:

Ground Floor:	1,300 sq ft
Basement:	1,054 sq ft
Total:	2,354 sq ft

Tenure

A new 15 year FRI lease, subject to 5 yearly upward only rent reviews.

Rent

£130,000 per annum exclusive

Rates

Rateable Value:	£78,500
Rates Payable 18/19:	£38,700.50

Interested parties are advised to make their own enquiries.

Service Charge

£6,078.68 per annum

EPC

Available upon request

Viewing and Further Information

Through sole agents, Robinson Webster:

Joe Martin

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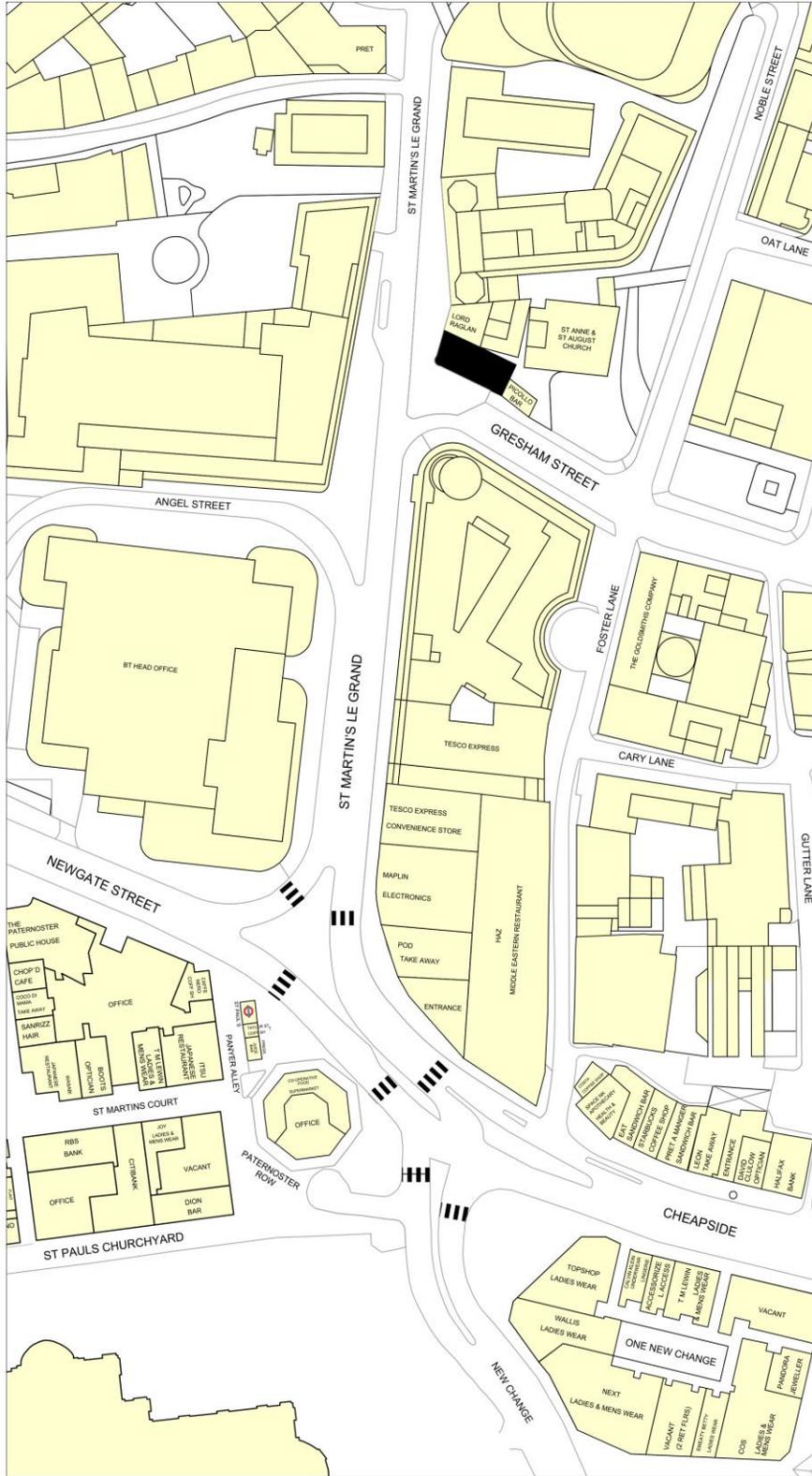
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1 GRESHAM STREET



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