



ROBINSON WEBSTER

INDEPENDENT RETAIL PROPERTY ADVISORS



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

PRIME A1 RETAIL OPPORTUNITY
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 **One New Change** and **Paternoster Square**.

Located immediately adjacent to **Piccolo Bar**, other nearby retailers include **Maplins**, **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 17/18:	£37,601

Interested parties are advised to make their own enquiries.

EPC

Available upon request

Viewing and Further Information

Through sole agents, Robinson Webster:

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1 GRESHAM STREET



Promap
LANDMARK INFORMATION GROUP

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