



SHOP TO LET

35/37 Ludgate Hill, City, London, EC4M 7JN



 **RENT** £40,500 PA / £72 PSF

 **SIZE** 560 Sq Ft / 52.0 SQM

 **FLOOR(S)**

 **AVAILABLE** Immediately



CONTACT

Elliot Goodman

020 7843 3793

07773 038 190











elliott.g@pearl-coutts.co.uk

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THE SPACE

LOCATION

NEARBY

- | | |
|---|---|
|  20+ Gyms |  20+ Restaurants |
|  20+ Bars / Pubs |  9 ATMs |
|  20+ Accountants |  20+ Banks |
|  20+ Cafes |  6 Meal Deliveries |
|  18 Parking Places |  2 Post Offices |

Bus Routes

4, 15, 17, 26, 63, 76, n199, n21, n550, n551, n89

City Thameslink

Thameslink

St. Paul's

Central

Blackfriars

Circle District

Bankside Pier

RB1 RB2 RB6 Thames River Services

Cannon Street

Southeastern

Blackfriars Pier

RB1 RB6

Blackfriars

Southeastern Thameslink

Mansion House

Circle District

Barbican

Circle H'smith & City Metropolitan

Cannon Street

Circle District

USE

LEASE

Outside the Landlord & Tenant Act 1954.

DEPOSIT

Three month rent deposit which accrues interest and returned to the tenant at expiry of the term.

SERVICE CHARGE

Available upon request.

BUSINESS RATES

Rates are payable to the local authority. This is NOT the amount due. Applicants are advised make their own inquiries to the local authority to determine the exact amount payable.

BUILDINGS INSURANCE

Available upon request.

FEES

There is a one-off administration fee of £ + VAT.

VAT

This property is subject to VAT.

LEGAL COSTS

Each party to bear their own legal costs in this transaction.

EPC

These details were updated on 06/02/2024