

RETAIL UNIT TO LET CLOSE TO ST PAUL'S CATHEDRAL

Unit 3, Juxon House

St Paul's Churchyard, London



Savills London

33 Margaret
Street London
W1G 0JD

savills.co.uk



Location

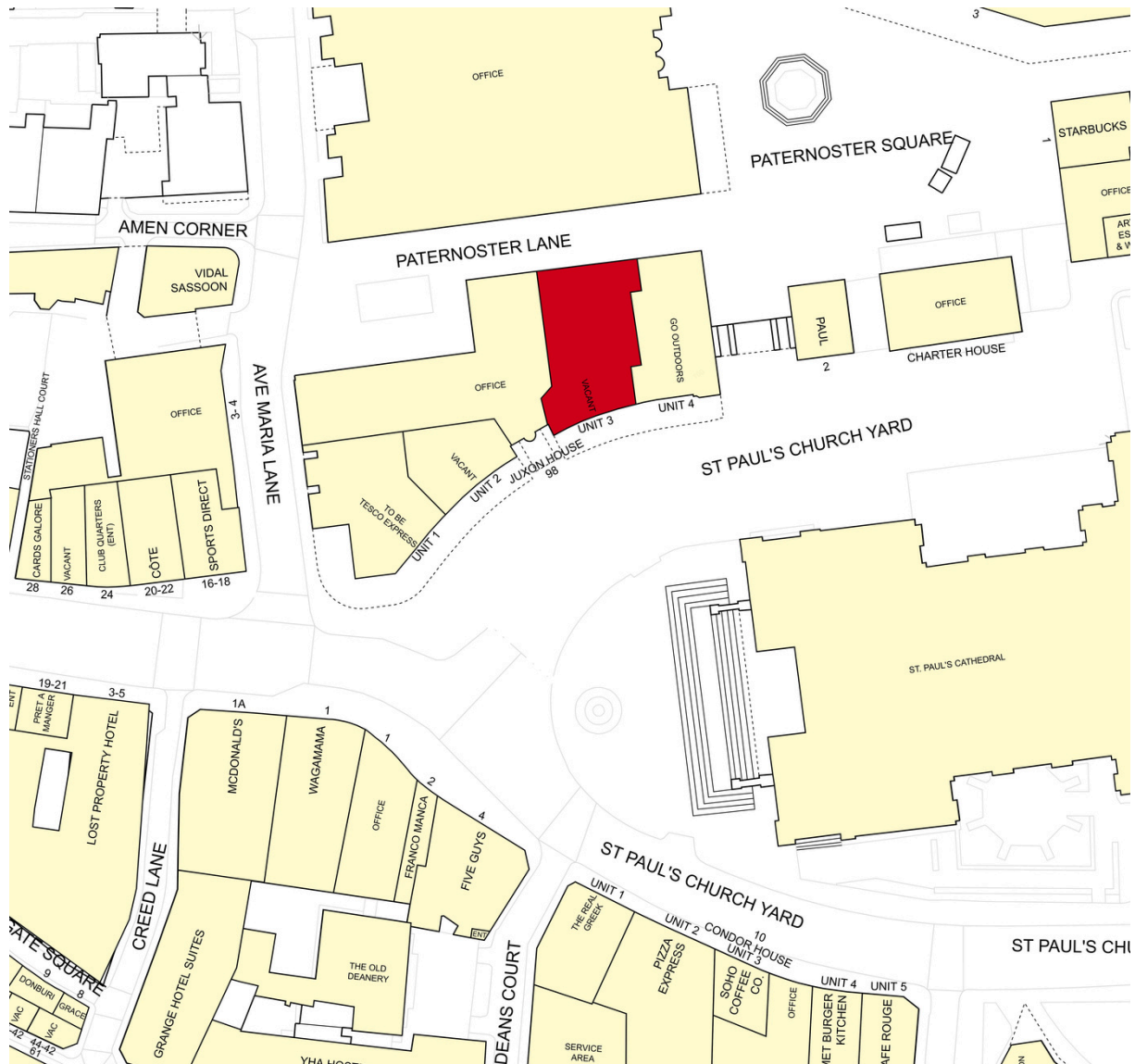
The premises occupies a highly prominent position opposite the main entrance to St Paul's Cathedral and therefore benefits from both significant tourist footfall and officer worker custom.

Other nearby operators include **Sports Direct, Cote, Five Guys, Wagamama, Pret a Manger** and **Pizza Express**.

Accommodation

The premises arranged over ground and basement floors comprising of the following approximate areas:

Ground Floor:	3,595 sq ft	334.1 sq m
Basement:	2,194 sq ft	203.8 sq m
Total:	5,790 sq ft	537.9 sq m



Viewing & further information

Strictly by prior arrangement only with:

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Beth Ritchie

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Rent

Upon application.

Tenure

A new lease is to be made available for a term to be agreed, subject to Vacant Possession.

Rates

Parties are advised to make their own enquiries to verify upcoming rates payable and whether rates relief may apply.

Use

The premises currently benefits from Class E use which includes various commercial uses including Retail, Restaurant, Office or Gym space without the need for change of use.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

A valid EPC for this property can be made available upon request.




ST PAUL'S CATHEDRAL

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