

PUBLIC HOUSE TO LET - PART FITTED - GRADE II LISTED

# 29-33 Knightrider Street

London EC4



**Savills London**

33 Margaret  
Street London  
W1G 0JD

[savills.co.uk](http://savills.co.uk)



## Location

Located in the heart of the City a short walk from St Paul's Cathedral, at the Eastern end of Knightrider Street. The premises benefit from a prominent corner onto Sermon Lane, which links the Millenium Bridge with St Paul's Churchyard.

There are a large number of restaurants in the area including **Five Guys, Wagamma, Honest Burger, Mangio, Franco Manca, Pizza Express** and **Café Rouge**, and plethora of public houses.

## Accommodation

The premises are part fitted, in an attractive Grade II listed building, arranged over ground and basement floors, and comprise the following approximate gross internal floor areas:-

Ground Floor:	1,420 sq ft	131.92 sq m
Basement:	1,533 sq ft	142.42 sq m
<b>Total:</b>	<b>2,953 sq ft</b>	<b>274.34 sq m</b>



## Viewing & further information

Strictly by prior arrangement only with:

**Alasdair Scott**

Alasdair.Scott@savills.com  
+44 (0) 7867 743 329



## Rent

£97,500 per annum exclusive.

## Tenure

The property is available by way of a new full repairing and insuring lease for a term to be agreed, to be contracted outside the Security of Tenure and Compensation provisions of the Landlord and Tenant Act 1954.

## Rates

Rateable Value (2023/24): £75,000

UBR: £0.546

Rates Payable: £40,950

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

## Use

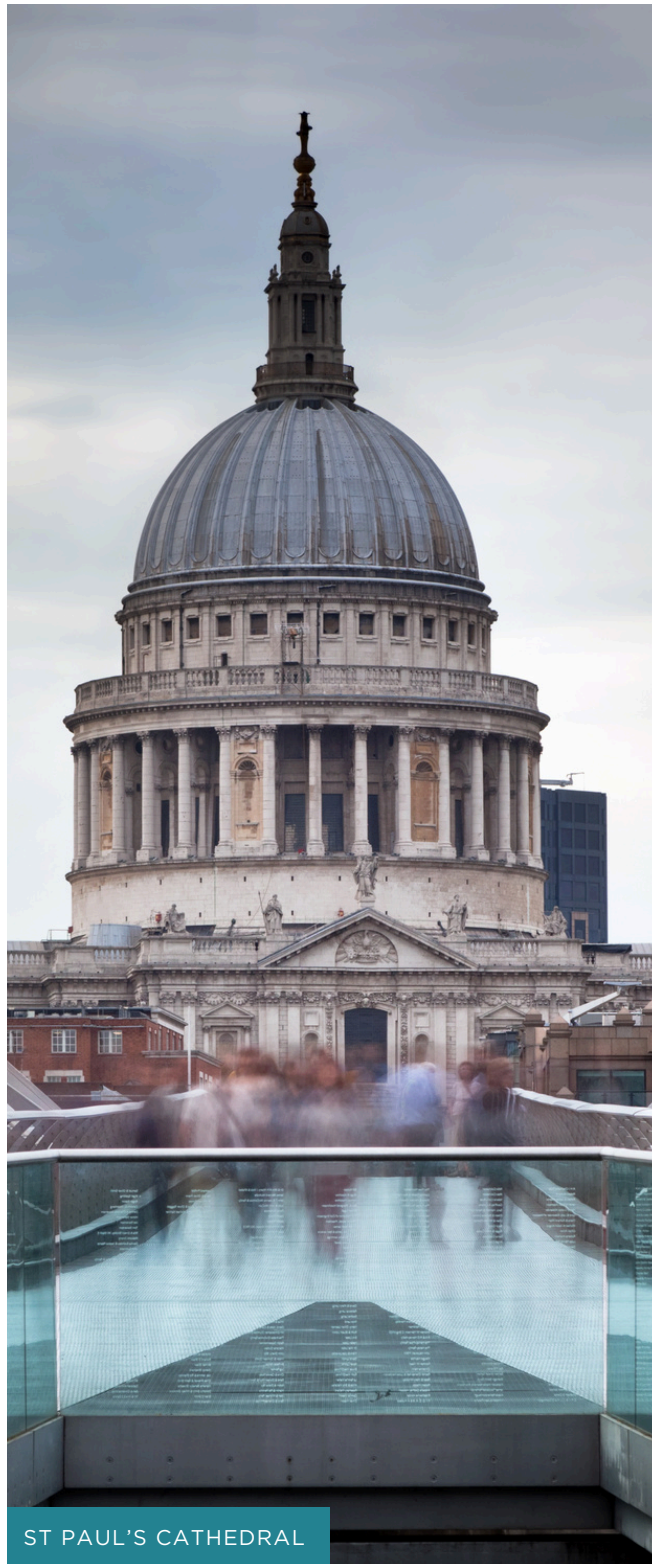
The premises currently benefits from Class E use which includes various commercial uses including Retail, Restaurant, Office or Gym space without the need for change of use.

## Legal Costs

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

## EPC

Available upon request.



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