

Former Joe's Kitchen

34-36 Ludgate Hill, London, EC4M 7DE



To Let Leasehold Licensed Premises Rental Offers Invited Sole Letting Agent

- Rare licensed premises opportunity with a prominent frontage in the City of London
- Iconic location near St Paul's Cathedral
- Attractive period property
- Walking distance from Overground and Tube Station
- Nearby operators include Greene King, Wagamama, Pret A Manger and Côte Brasserie
- Available by way of new sublease on terms to be agreed

Former Joe's Kitchen

34-36 Ludgate Hill, London, EC4M 7DE

**To Let Leasehold Licensed Premises
Rental Offers Invited
Sole Letting Agent**



Location

The location of St Paul's is referred to as the Cathedral and the immediate surrounding area forms a prestigious, historic part of the Square Mile in the City of London.

The property occupies a prominent position on the north side of Ludgate Hill, with St Paul's Cathedral visible from the property and St Paul's Tube Station and City Thameslink Station just a short walk away. Nearby operators include Greene King, Pret A Manger, Côte Brasserie, Wagamama, Greggs, McDonald's amongst various others.

Accommodation

Former Joe's Kitchen is situated over the ground floor, lower ground floor and basement of a six storey period property with a modern glazed frontage.

Internally, the ground floor comprises of the main trading area which can accommodate a total of around 150 covers and a bar servery.

The lower ground floor includes a fully fitted commercial kitchen, prep area and associated stores.

Ancillary areas on the ground, lower and basement levels include customer WC's (including disabled), staff room, staff WC, cold room and a number of stores.

The property has the following Gross Internal Floor Areas:

- **Ground Floor: 1,930 sq ft**
- **Lower Ground Floor: 1,712 sq ft**
- **Basement: 757 sq ft**
- **Total: 4,399 sq ft**

Former Joe's Kitchen presents an excellent opportunity to acquire a leasehold licensed premises in the heart of the City of London. It is likely to be of interest to bar, restaurant and public house operators.

Former Joe's Kitchen

34-36 Ludgate Hill, London, EC4M 7DE

To Let Leasehold Licensed Premises
Rental Offers Invited
Sole Letting Agent



GROSS INTERNAL AREA
TOTAL: 406 m²/4,399 sq ft
BASEMENT: 70 m²/757 sq ft, LOWER GROUND: 159 m²/1,712 sq ft
GROUND FLOOR: 179 m²/1,930 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



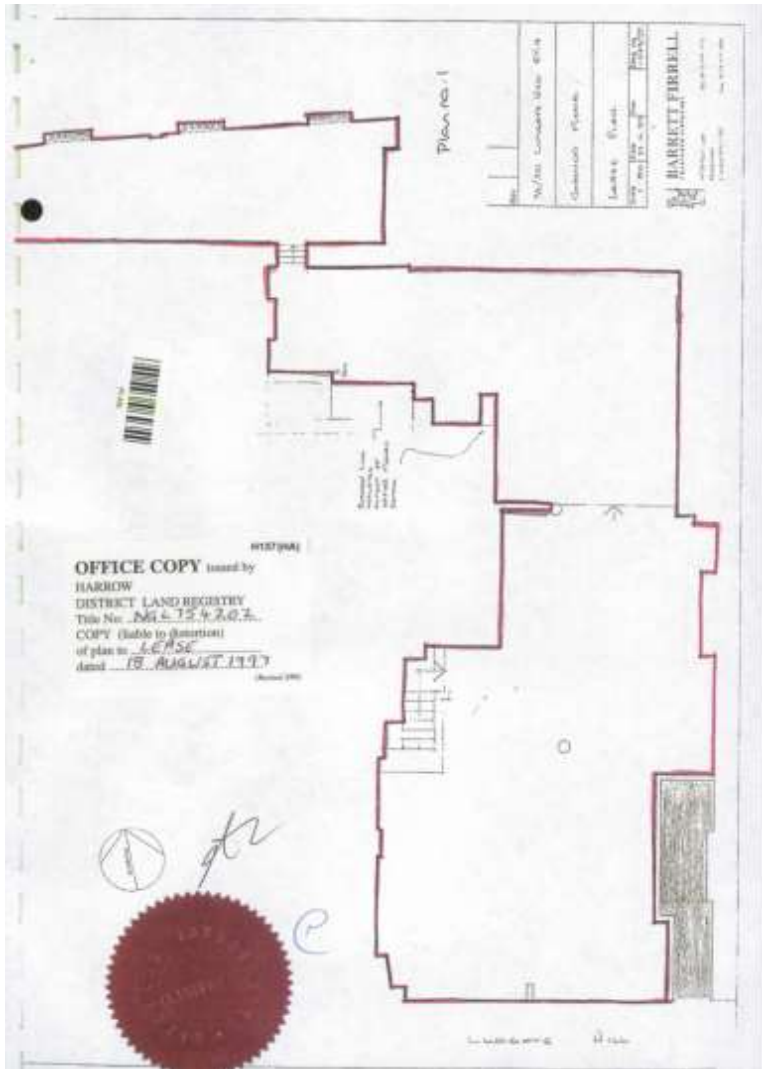
020 7557 7844

london@jamesabaker.co.uk www.jamesabaker.co.uk

Former Joe's Kitchen

34-36 Ludgate Hill, London, EC4M 7DE

**To Let Leasehold Licensed Premises
Rental Offers Invited
Sole Letting Agent**



General Information

Rating

The current Rateable Value is assessed at £113,000 per annum.

Licences

The premises licence has now lapsed and the new licence will be applied for in due course.

Services

We are verbally advised that all mains services are connected to the property.

Trading

The premises are currently closed for trading.

Tenure

The premises are available either by a new sublease at a rent and terms to be agreed subject to landlord's consent or an assignment of the existing lease that expires on 17th August 2032. The headlease rent is £132,000 per annum.

Incentives

May be available subject to status.

Service Charge

A service charge is applicable on this property. Further details are available upon request.

Fixtures and Fittings

Fixtures and fittings which are in the absolute ownership of the Lessor and in situ on completion are included in the letting. Any branded or leased items and any items owned by third parties will be excluded. An inventory will not be provided.

Energy Performance Certificate

The property has an EPC rating of B. A copy of the EPC is available upon request.

VAT

VAT will be applicable on the letting of this property.

Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, James A Baker will require any tenant to provide proof of identity along with any other required documents.

Former Joe's Kitchen

34-36 Ludgate Hill, London, EC4M 7DE



**To Let Leasehold Licensed Premises
Rental Offers Invited
Sole Letting Agent**

Agent Details

For further details please contact



William Baker
Surveyor, London
07415716580



william@jamesabaker.co.uk

Disclaimer

JAMES A BAKER for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
2. Descriptions, dimensions, plans, reference to condition and planning permission for use and occupation and other details are given without responsibility and intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item.
3. It is emphasized that in these particulars of sale, items of furniture, fixtures, fittings and equipment mentioned are for descriptive purposes only and do not necessarily form part of the trade inventory referred to above.
4. No person in the employment of James A Baker has any authority to make or give representation or warranty whatsoever in relation to this property.

www.jamesabaker.co.uk



☎ **020 7557 7844**

london@jamesabaker.co.uk www.jamesabaker.co.uk
Viney Ltd Reg No 04515765. Registered in England and Wales.

Registered Office: The Bank, 18 Newbridge Road, Bath, BA1 3JX. VAT Reg No 752840133