



RETAIL UNIT CLASS E LEASE FOR SALE - VIEWINGS STRICTLY BY APPOINTMENT ONLY

**1 ALDGATE**  
**LONDON** EC3N 1RE

**bf.**  
brasier freeth



## LOCATION

1 Aldgate occupies a highly prominent position in the heart of London's City office market, surrounded by a high concentration of global financial, insurance, legal and professional services businesses. The area continues to attract significant inward investment, with numerous Grade A office developments providing a large and affluent weekday workforce.

Transport connectivity is a key strength. Aldgate Underground station is approximately a two-minute walk away, providing Circle and Metropolitan line services. Aldgate East Underground station is also within a short walk, offering District and Hammersmith & City line services, while Fenchurch Street railway station, Tower Gateway DLR station, Liverpool Street station, Bank station and Monument station are all within comfortable walking distance, providing direct access across London and beyond.

The surrounding area offers an excellent mix of convenience retailing, cafés, restaurants and leisure facilities that cater to the extensive daytime workforce. Nearby occupiers include ITSU, Pret A Manger, Boots, Tesco Express, Pizza Union alongside an extensive selection of independent cafés, bars and restaurants serving the local business community.





## DESCRIPTION

The shop is suitable for a variety of uses, it is currently configured as a café.

## ACCOMMODATION

The property is arranged over ground floor, with the following approximate area:

| Floor        | Sq.m  | Sq.ft |
|--------------|-------|-------|
| Ground Floor | 97.10 | 1,045 |

## LEASE

Held on a FRI lease due to expire 5 February 2028, held outside the Landlord and Tenant Act 1954.

The landlords will consider adding a further 5 years to the end of the lease, if required. Further details upon request.

## PASSING RENT

£70,000 per annum exclusive.

## TERMS

Offers invited for a lease assignment.



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## EPC

Further details available upon request.

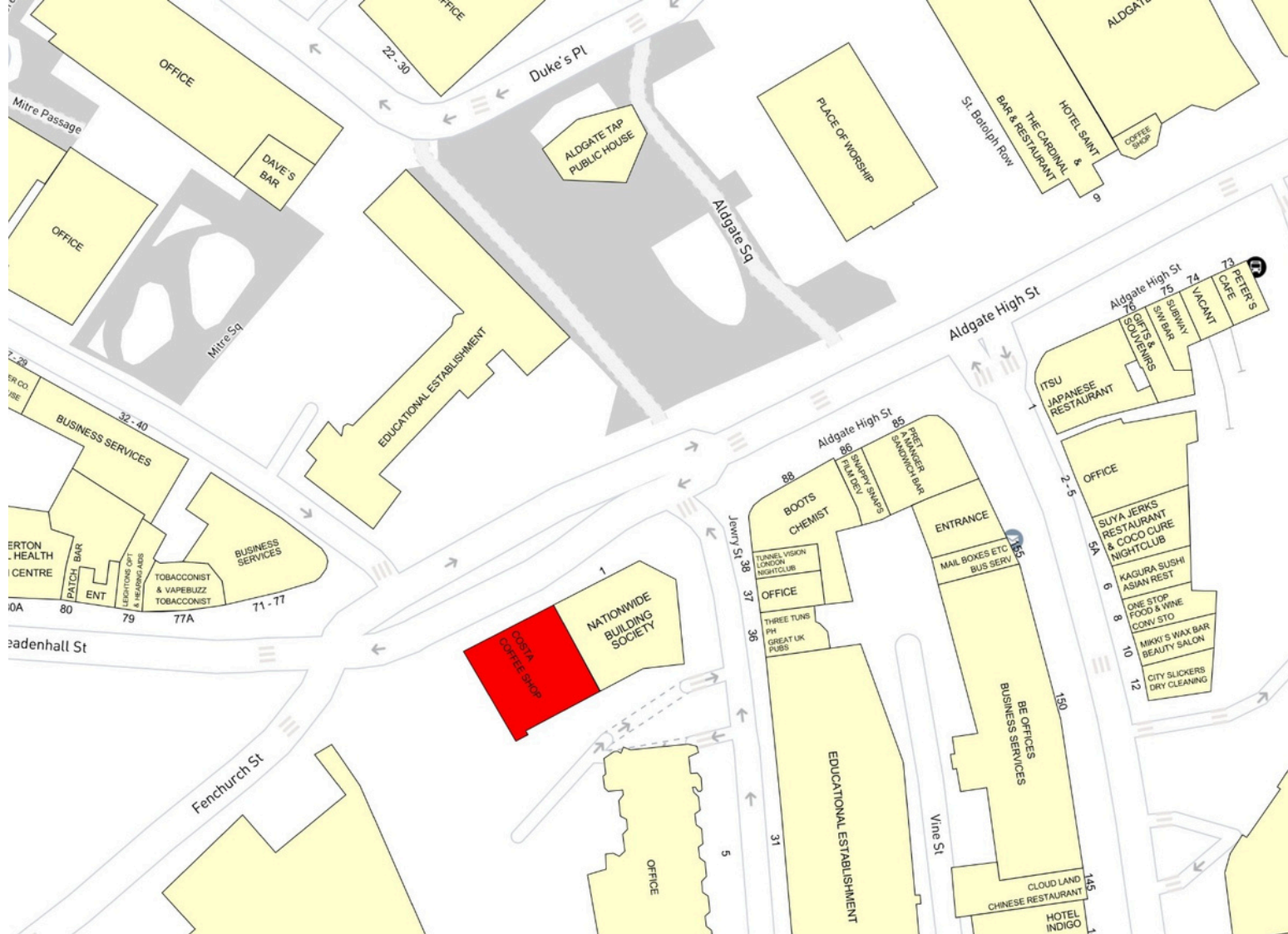
## BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £107,000.

For rates payable please refer to the Local Charging Authority, London Borough of Lewisham - 020 8314 6000.

## LEGAL COSTS

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



## CONTACT

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