



ROBERT IRVING BURNS



# 48 CORNHILL

LONDON EC3V 3PD

## TO LET

Fitted Café/Prep Kitchen  
Self Contained in the Heart of The  
City of London

Suitable for Class E Uses  
(Retail, Medical, Office etc.)

723 SQ. FT

GROUND & LOWER GROUND FLOOR



# Description

This self-contained unit comprises of a ground and lower ground floor benefiting from a generous shop frontage, WC's (Lower Ground Floor), fitted kitchen, as well as office space and suitable storage.

The unit is currently fitted as a café, offering an opportunity for likeminded occupiers to create their own mark.

The space benefits from strong footfall with its close proximity to Bank Station.

Alternative class e uses will be considered







The Royal Exchange



The Counting House



City Social



Leadenhall Market

# Location

48 Cornhill is located on the south side of Cornhill, in the heart of the City of London, at the corner of Cornhill and Gracechurch Street. The area offers vibrant amenities, with The Royal Exchange and Leadenhall Market providing a variety of retail and dining options nearby.

The property benefits from excellent transport links, with Bank, Monument, Cannon Street, and Liverpool Street Underground and Mainline stations all within a short walking distance, ensuring easy access to a range of underground and overground lines.

Situated in the City core, 48 Cornhill is perfectly positioned for businesses looking to be at the center of London’s financial and commercial district.



Photos





# Financials

Floor	GROUND & LOWER GROUND FLOOR
Total Size (sq.ft.)	723
Quoting Rent (p.a.) excl.	£52,500
Service Charge	TBC
Estimated Rates Payable (p.a.)	£21,301
Estimated Occupancy Cost excl. (p.a.)	£73,801

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

GROUND FLOOR- 341 SQ.FT.  
LOWER GROUND FLOOR- 382 SQ.FT.

# Specification

- Large shop frontage
- Air conditioning (Not tested)
- Fitted kitchen
- WC's
- Storage





# LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 are available direct from the landlord for a term to be agreed.

# POSSESSION

Upon completion of legal formalities.

# LEGAL COSTS

Each party is to be responsible for their own legal costs.

# EPC

Available on request.

# VAT

TBC.

# FLOOR PLANS

Scaling floor plans available on request.

## Anti-Money Laundering Regulations

In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/ source of funds, showing how the transaction is going to be funded may be required.

## Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed. March 2025.



ROBERT IRVING BURNS

# CONTACT US

Ben Kushner  
020 7927 0637  
Ben.k@rib.co.uk

Thomas D'arcy  
020 7927 0648  
Thomas@rib.co.uk

Michael Georgiou  
020 7927 0743  
Michael.g@rib.co.uk

[WWW.RIB.CO.UK](http://WWW.RIB.CO.UK)