

UNIT 1
15 BASINGHALL STREET
LONDON
EC2V 5BR

bf.
brasierfreeth.com

Fully Fitted Grab & Go Unit in the City of London

BASINGHALL STREET LONDON

EC2V 5BR

Retail Opportunity
TO LET

KEY DETAILS

- Fully fitted unit ideal for F&B/grab & go operators
- Potential for full extraction
- Seating and sales area, kitchen & WC
- Prominent frontage on pedestrian thoroughfare
- Potential to extend to 1,390 Sq.ft with the adjacent unit

LOCATION

15 Basinghall Street is situated in a prime City of London location with excellent transport links, benefiting from 6 major stations within 700m of the building.

The premises occupy a prominent position on Masons Avenue, the pedestrian thoroughfare connecting Basinghall Street with Coleman Street. The location sits within a densely populated office district, including the nearby redevelopment of the Woolgate office building comprising approximately 320,000 Sq.ft.

DESCRIPTION

The premises are fully fitted and ready for immediate occupation, comprising a seating and sales area, kitchen and WC.

Nearby occupiers include Farmer J, Black Sheep Coffee, Sushi Dog, Tossed and Protein Mate. Opposite the premises are the Masons Arms and the Old Doctor Butler's Head public houses.



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ACCOMMODATION

The premises comprise the following net internal floor area:

Floor	Size Sq.m	Size Sq.ft
Ground Floor	67.45	726

*Potential to extend to 1,390 Sq.ft with the adjacent unit.

TERMS

Available by way of a new lease for a term to be agreed, subject to periodic rent reviews.

RENT

On application.

SERVICE CHARGE

The current service charge for the current year is £5,157.36 per annum.

EPC

Further details available upon request. B 44.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £48,000. For rates payable please refer to the Local Charging Authority, City of London Corporation - 020 7606 3030.

LEGAL COSTS

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



CONTACT

GET IN TOUCH

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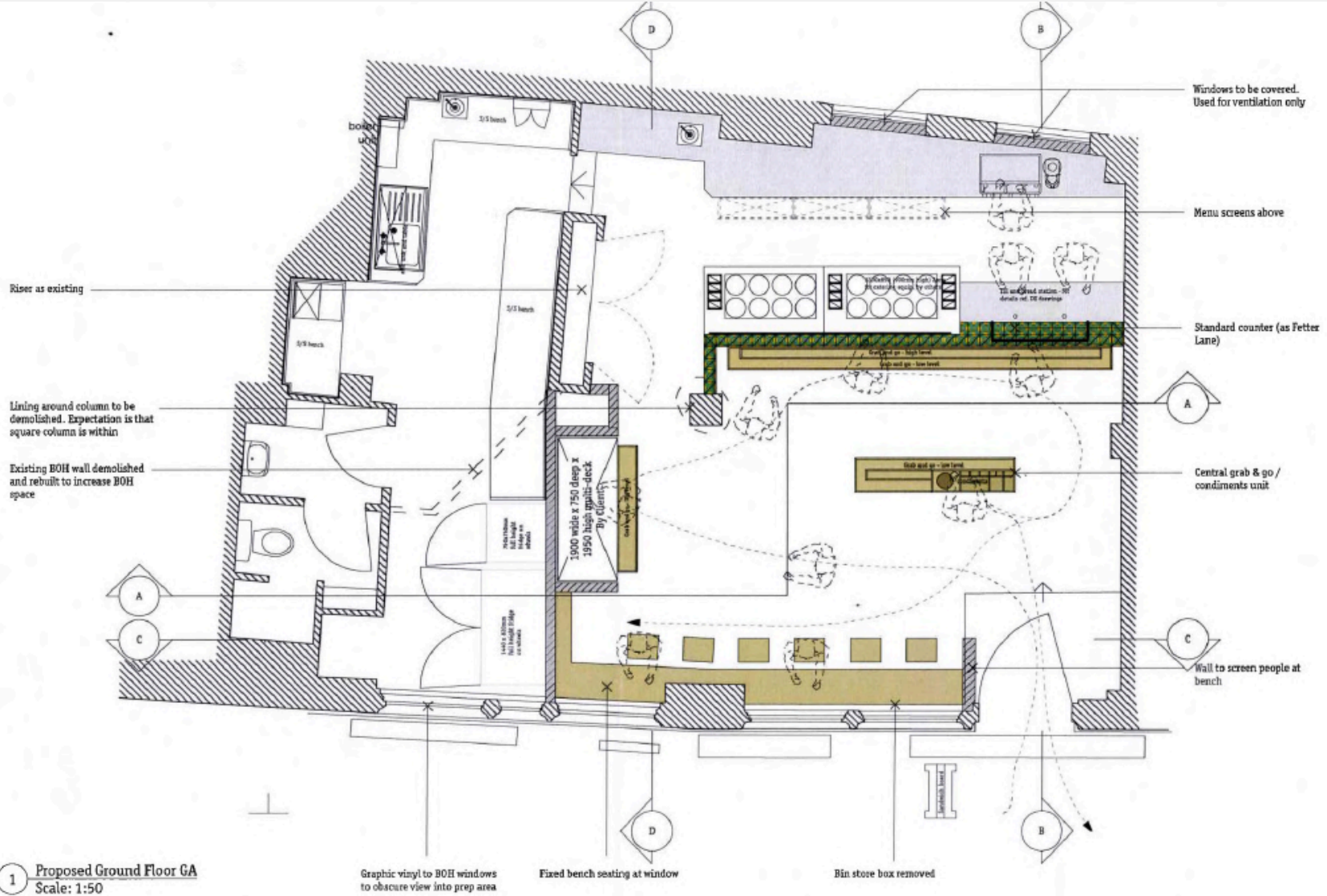
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Notes

Revisions	Date	Description
-	-	-

Gandy & Ducker

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Project: **Wasa Museum Review**

Drawing title: **Proposed Ground Floor Arrangement**

Scale: 1:150 GP AD Draw No. Rev

Date: November 2016 217_04_01

Status: For Comment

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