



# To let

Retail Unit

Kiosk 2A Ticket Hall St Paul's Station,  
EC2V 6AA



 The TfL Property  
Company

St Paul's is a London Underground station situated in the heart of the City of London financial district, one of the capital's busiest business and commercial areas. The station is served by the Central line, positioned between Bank and Chancery Lane stations, providing direct connections to key destinations across central London. Located within Travelcard Zone 1, St Paul's offers easy access to a wide catchment of office workers, tourists, and local residents. The station's proximity to landmarks such as St Paul's Cathedral and Paternoster Square further enhances footfall, making it a strategically important location for retail and food-and-beverage operators seeking exposure to a high-volume, captive audience.

## Zone 1

London Underground station

## 9.2 million

Annual Station Footfall



**Description:**

The unit is located within the ticket hall of St Paul's station. It is the only unit within the ticket hall.

The unit has a return frontage with two roller shutters. The previous tenant used one entrance as a dry cleaning drop off and the other for shoe repairs.

**Unit Size:**

Ground Floor - 143 sq ft / 13.9 sqm

**Usage:**

Retail - Class E

**Services:**

Power, Water and Drainage.

**Lease:**

5-year lease, contracted outside the Landlord & Tenant Act.

**Rent Review**

Annual rent reviews adjusted in line with the Retail Price Index (RPI) will be applicable.

Service charge payable.

**Rent:**

The rent payable to be £35,000 base rent or an agreed percentage of gross turnover, whichever is the higher, and will be net of VAT and exclusive of rates.

**Rates:**

Rates Payable at this unit are £23,238.25. This is an estimate and interested parties are advised to make their own enquiries.

**Legal Costs:**

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

**ALL ENQUIRIES:**

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