

# ST MICHAEL PATERNOSTER ROYAL

St Michael  
Paternoster Royal  
College Hill  
City of London  
EC4R 2RL

A unique opportunity to acquire a Grade 1 Listed  
former Wren City of London church building





St Michael Paternoster Royal,  
College Hill, City of London, EC4R 2RL



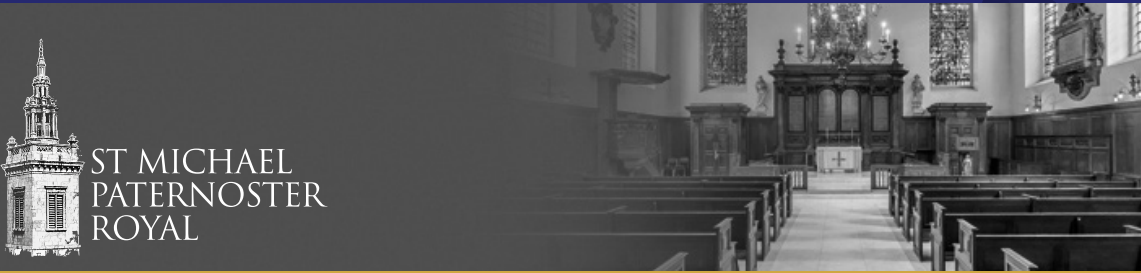
## KEY POINTS

- First time on the market
- City core location
- Off-street parking
- Entrance onto College Hill and also College Street
- Former mixed use (commercial & worship) building
- Suitable for a variety of uses (STC)
- Benefits from three floors of open plan offices
- Includes former residential duplex unit





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# DESCRIPTION

The Church of St Michael Paternoster Royal was founded and built by Sir Richard Whittington, Mayor in 1397. It was destroyed in the Great Fire of London and re-built by Sir Christopher Wren. It was damaged during the Second World War and restored with the addition of office accommodation in 1968. It is Grade 1 listed.

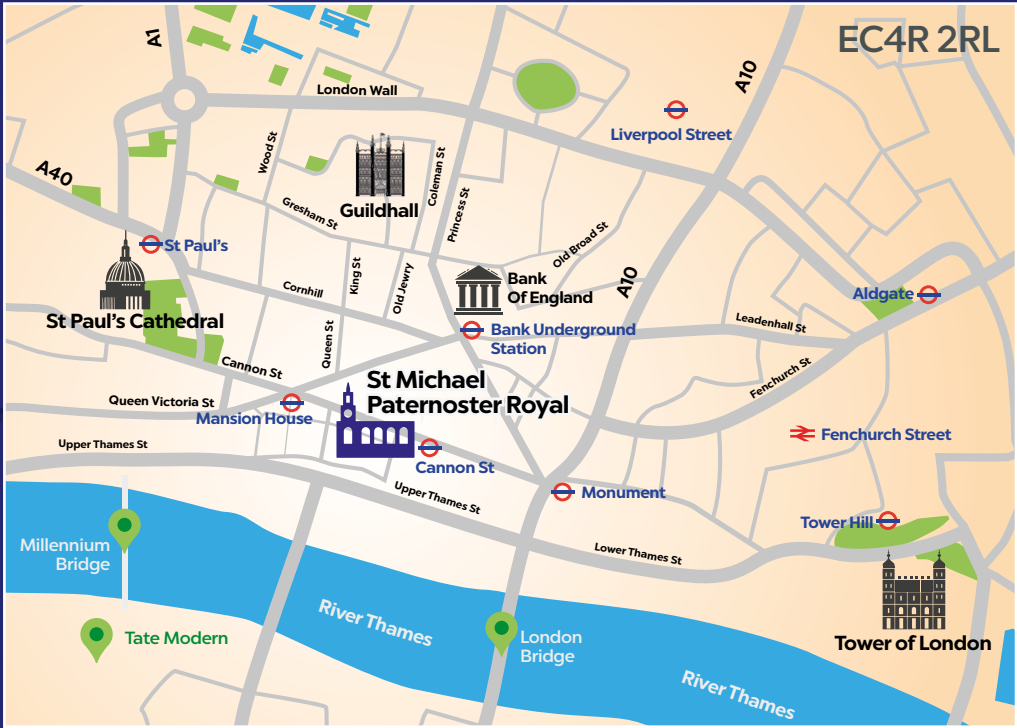
The property is no longer used for worship and can be used for a variety of business uses under Class E of the Town & Country Planning Act, subject to consent from the Diocese of London and the Church Commissioners.

# LOCATION

The property is located on College Hill at the junction with College Street. Cannon Street station is located within easy walking distance and offers both underground and mainline services. Mansion House, St Paul's and Monument underground stations are also close by.

GPS: 51.511176, -0.092089

(what3words) ///cone.adjust.skinny



For indication purposes only

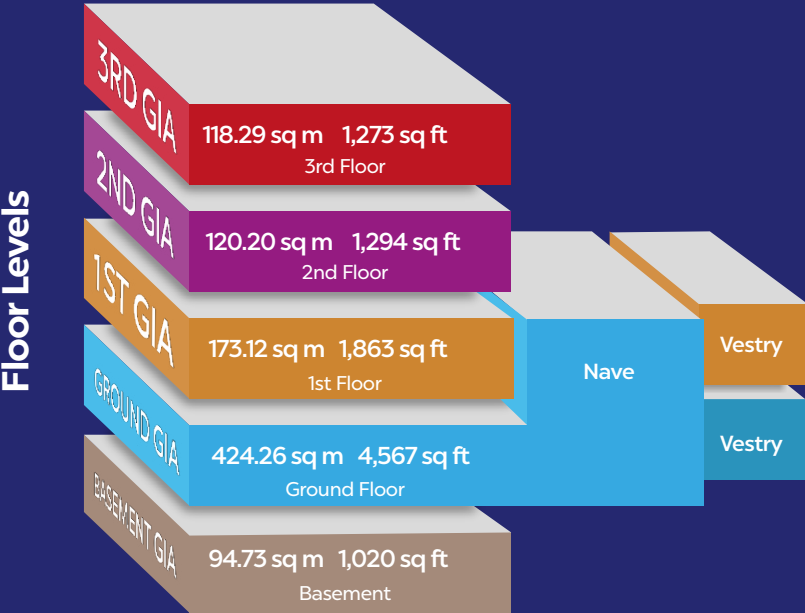






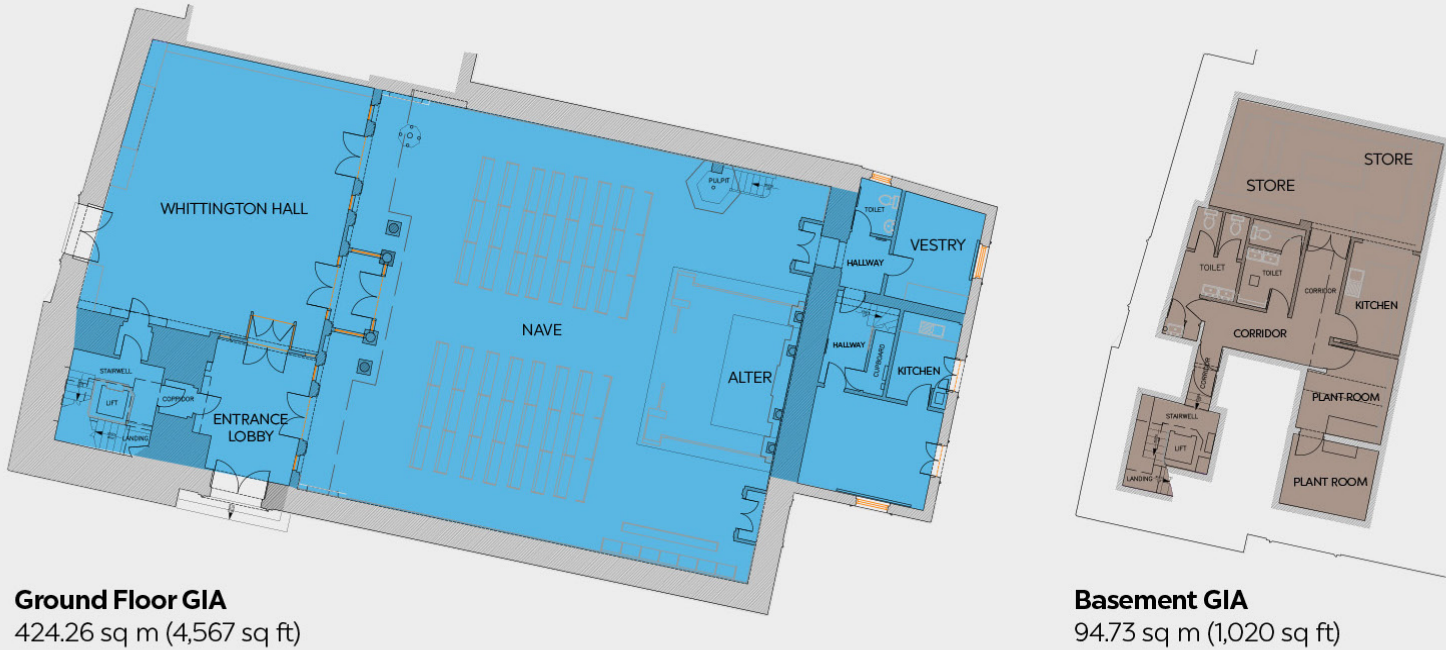
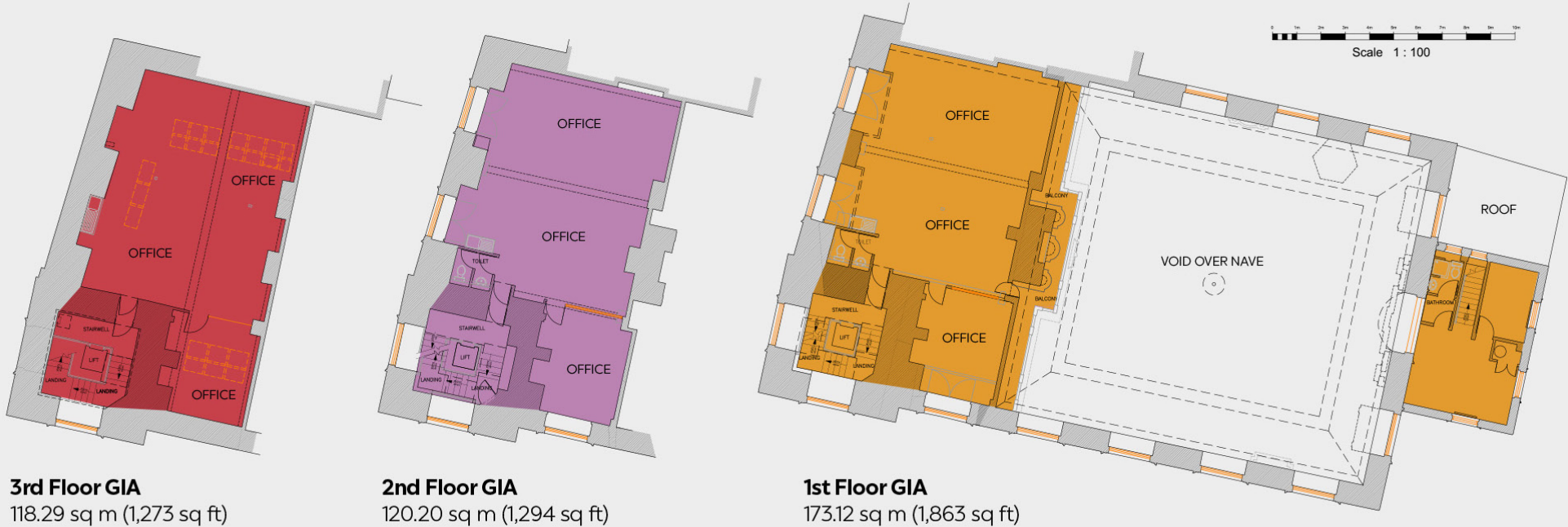
# ACCOMMODATION

The property is self-contained, available in its entirety and comprises the following approximate floor areas, located over basement, ground and three upper floors.



**Total 930.60 sq m 10,017 sq ft**

*The floor areas are approximate and subject to verification*





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# SPECIFICATION



High ceilings in the nave



Upper floor offices



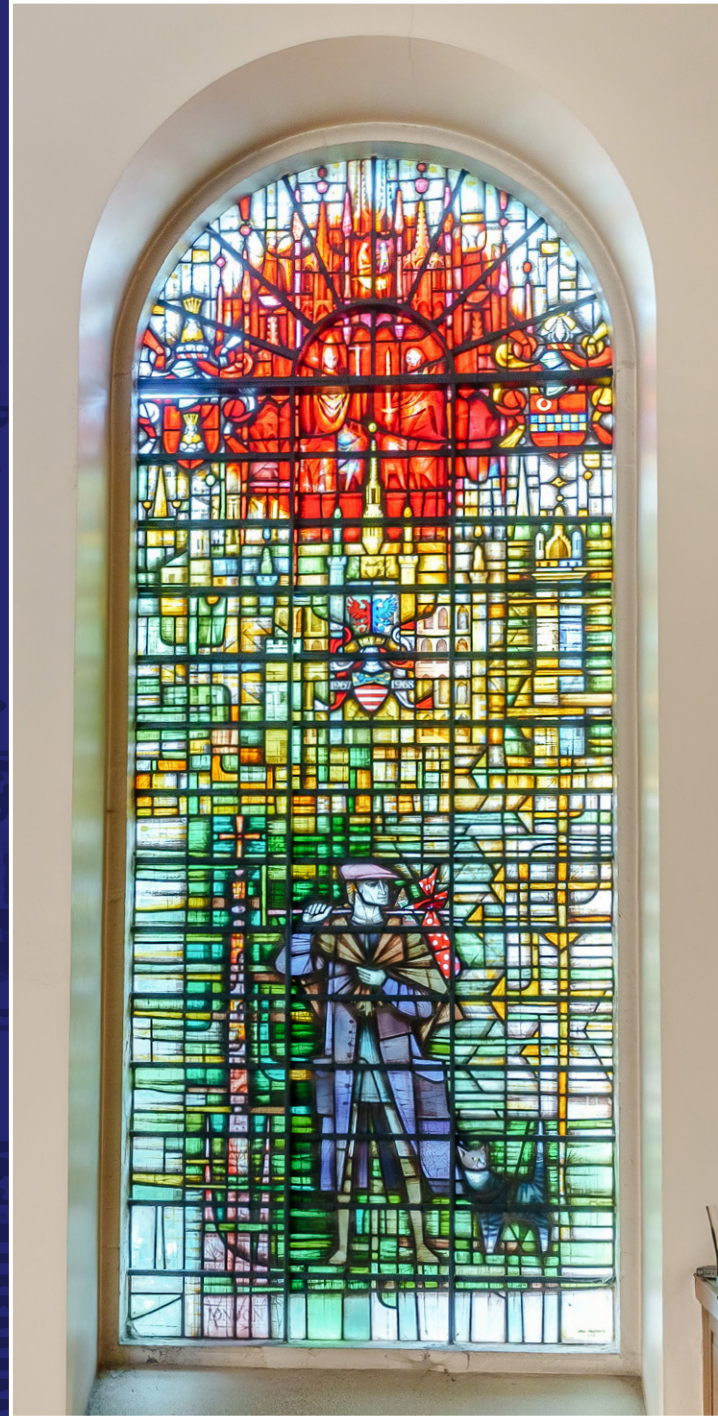
Small former flat on part ground and 1st floor



Stained glass windows

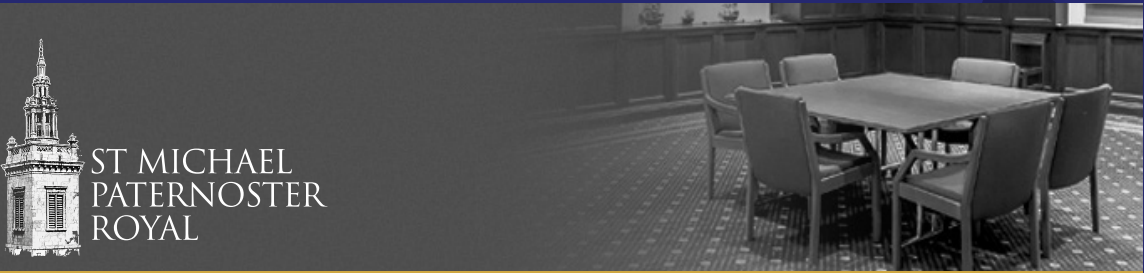


Spiral staircase to bell tower





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# SUMMARY

Tenure:	125 year lease
Available Size:	930.60 sq m / 10,017 sq ft
Price:	Price on application
Service Charge:	N/A
Business Rates:	To be confirmed
EPC Rating:	Upon enquiry
VAT:	The property is not elected for VAT

## Grant of lease process

Any offer should specify the proposed use or uses, and the landlord will determine which, if any, offers are taken further. Any successful offeror will be asked to provide proof of funds along with the likely acceptability of its proposal by the City of London planning authority (if required). The landlord will also take into account the suitability of the proposed use in light of the historic religious use. The grant of a lease will then be conditional on the outcome of the publication of a draft Pastoral (Church Buildings Disposal) Scheme under the provisions of the Mission and Pastoral Measure 2011, including a statutory period of public consultation, agreement of the Church Commissioners' covenants and the prospective tenant being granted planning and listed building consent (if required) for its proposals.

## Mission and Pastoral Measure 2011

Any sale will be subject to and in accordance with The Church of England's Mission and Pastoral Measure 2011.



For viewings or  
further information,  
please contact

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