

On the instruction of EAT

PRIME SHOP - LEASEHOLD DISPOSAL

LONDON

95 Fetter Lane, EC4A 1EP

brasier
freeth.
CHARTERED SURVEYORS



- A1 food opportunity
- Busy lunchtime trade
- Staff unaware

| Location

Fetter Lane is a busy link between Holburn and Fleet Street surrounded by offices. Directly opposite to **Draft House**, **Black Sheep Coffee** with New Street Square development close by with bars and restaurants.

| Description

The premises comprise ground floor and basement storage.

| Accommodation

The property has the following approximate dimensions and floor areas:-

Internal Width	7.39 m	24 ft 2 ins
Shop Depth	10.37 m	34 ft
Ground Floor	105.79 sq m	1,138 sq ft
Basement	113.54 sq m	1,222 sq ft
Total	219.33 sq m	2,360 sq ft

| Lease

Held on a lease due to expire August 2030 with 5 yearly rent reviews, the next in August 2025.

| Rent

£105,000 per annum exclusive plus VAT (if applicable) with a guaranteed uplift in 2025 to the higher of £120,000 or OMV.

| Terms

Offers invited.

| EPC

An EPC has been commissioned and is awaited.

| Rates

The VOA website shows an entry in the 2017 Rating List of Rateable Value - £63,000.

For rates payable for year to 31 March 2020 please refer to the Local Charging Authority. Westminster City Council - 020 7641 2500.

| Legal Costs

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

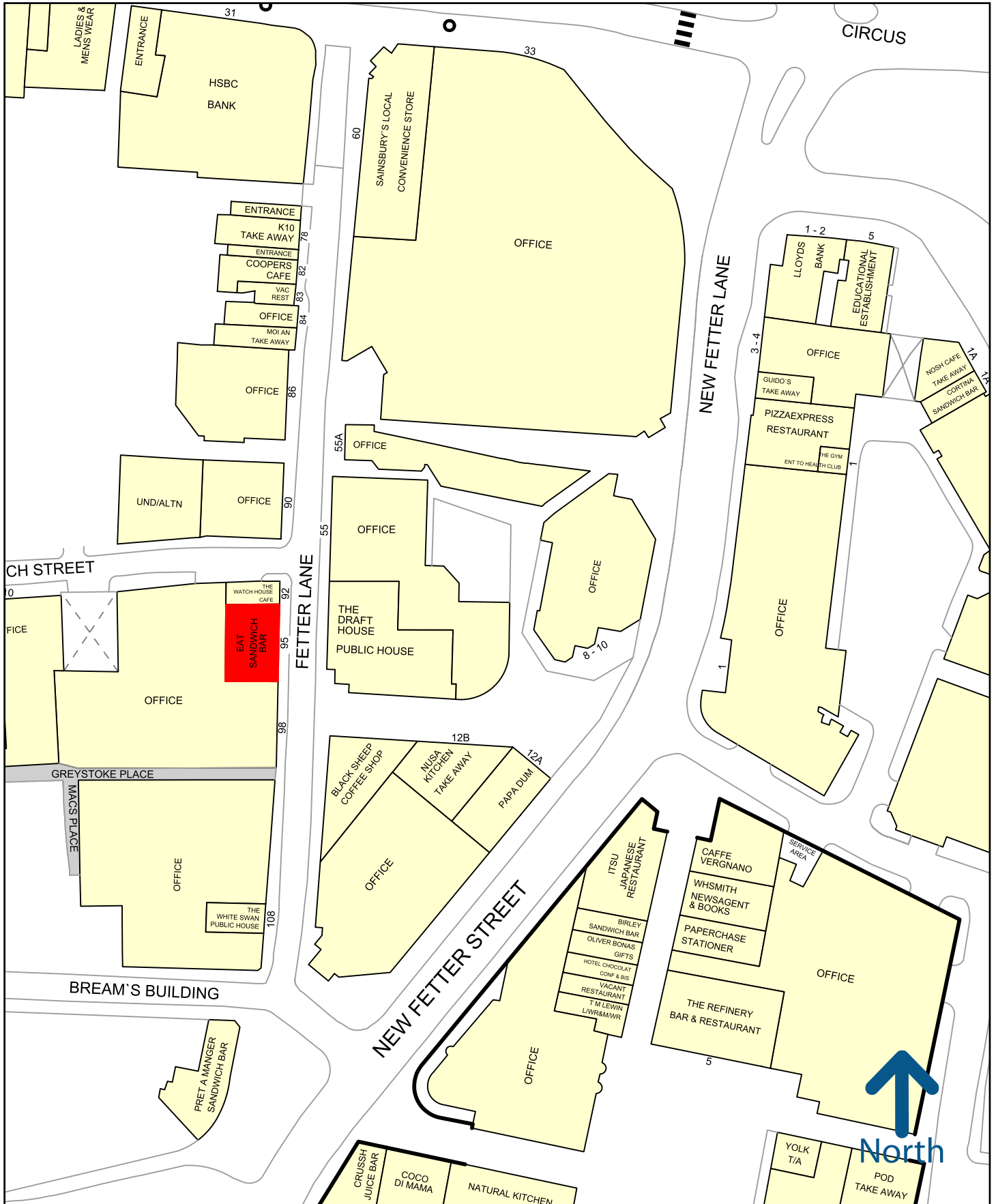
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VIEWING | Strictly by appointment through this office with:

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These particulars are intended as a guide and must not be relied upon as statements of fact and they are expressly excluded from any contract. All prices/rents quoted exclusive of VAT which may be payable. Regulated by RICS.



50 metres

Experian Goad Plan Created: 16/07/2019
Created By: Brasier Freeth

