

PRIME A1 SHOP UNIT TO LET

108 FLEET STREET, LONDON EC4



LOCATION

This unit occupies a prime position on the North side of Fleet Street close to the junction with Ludgate Circus. M&S Food to Go, EAT, Boots, ITSU are nearby.

The unit is well-placed for public transport, being close to Blackfriars, City Thameslink, Farringdon and Chancery Lane Stations and numerous bus routes.

ACCOMMODATION

This well-proportioned shop unit offers the following approximate dimensions and floor areas:

Frontage		18 ft 6 ins	(5.63 m)
Shop Depth		57 ft 3 ins	(17.45 m)
Ground Floor	Sales	1,142 sq ft	(106.10 sq m)
Basement	Sales/Ancillary	1,065 sq ft	(98.94 sq m)

LEASE TERMS

A new effectively full repairing and insuring lease, to be contracted out of the security of tenure and compensation provisions of the Landlord & Tenant Act 1954, for a term to 28th September 2028, subject to upward review at the 5th year.

RENT

Offers in excess of £145,000 per annum exclusive.

RATEABLE VALUE

£124,000 (2017 Rating List). Estimated rates payable £64,232 (2018/19). Interested parties should make their own enquiries with the City of London.

EPC

An Energy Performance Certificate has been commissioned.

LEGAL COSTS

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

VIEWING

By appointment through sole agents Union:

John Buckingham

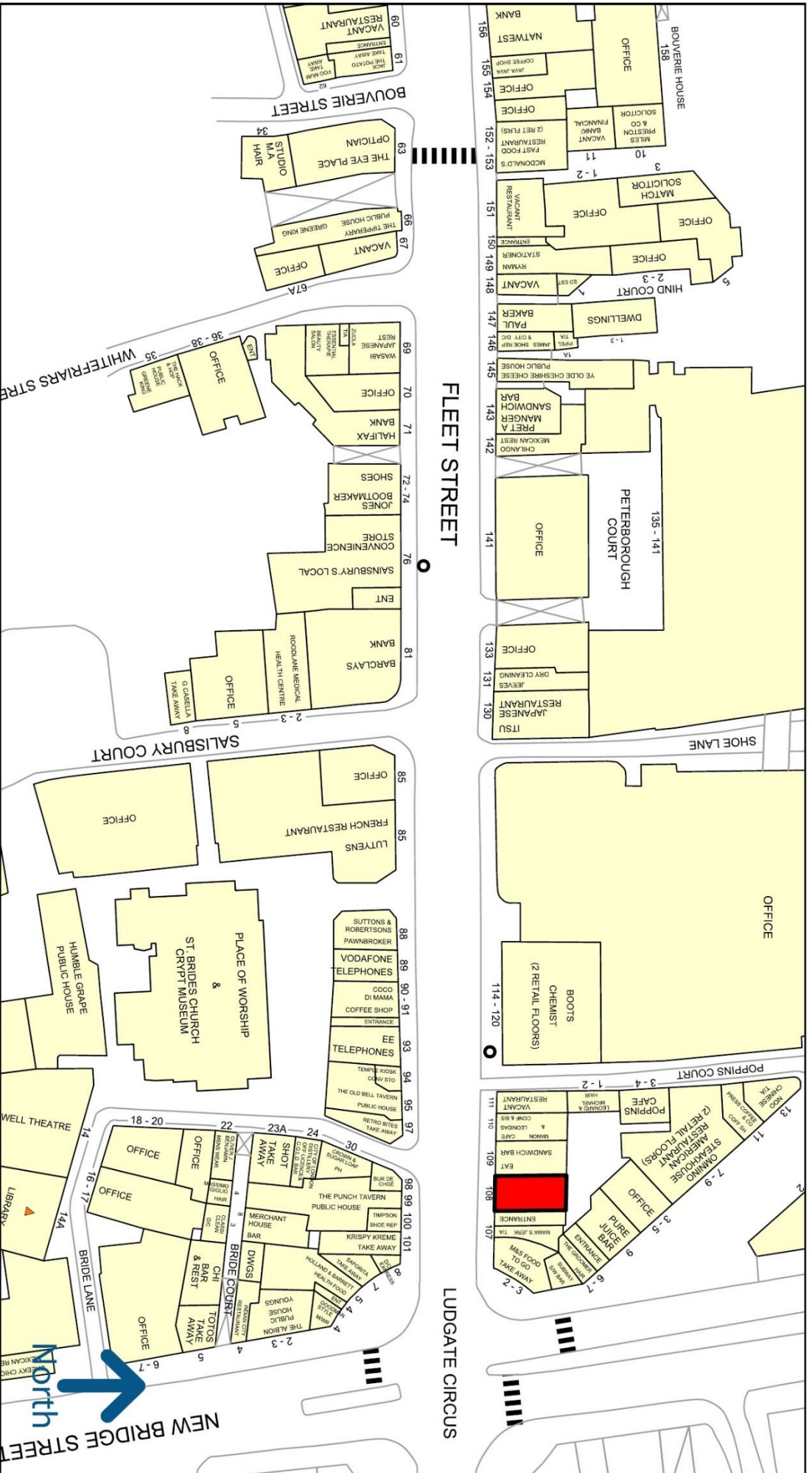
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50 metres



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