

LONDON EC4A 1BR

UNIT B 1A FETTER LANE

LOWER GROUND FLOOR SPACE WITH PROMINENT GROUND FLOOR ENTRANCE LOBBY

LEASE FOR SALE – A1 / D1 USE

LOCATION

The property is situated on a prominent position adjoining Vital Ingredient on the corner of Fetter Lane and Fleet Street. Holland & Barrett are opposite – see street plan extract.

ACCOMMODATION

Ground floor and basement accommodation approximately as follows:-

| | | |
|-------------------------|-------------|-------------|
| Frontage to Fetter Lane | | |
| Ground Floor Lobby | 160 sq ft | 14.86 sq m |
| Lower Ground Sales | 1,300 sq ft | 120.77 sq m |

Potential to add additional space

LEASE

The unit is held under a FRI lease inside the Act for a term expiring 31st July 2026 subject to rent review on 1st August 2021. The passing rent is £47,500 p.a.x.

TERMS

Offers Invited

VAT

The property is registered for VAT

RATES

We understand the property is assessed for rates as follows:

| | |
|----------------|------------|
| Rateable Value | £21,500.00 |
|----------------|------------|



LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

Certificate available on request

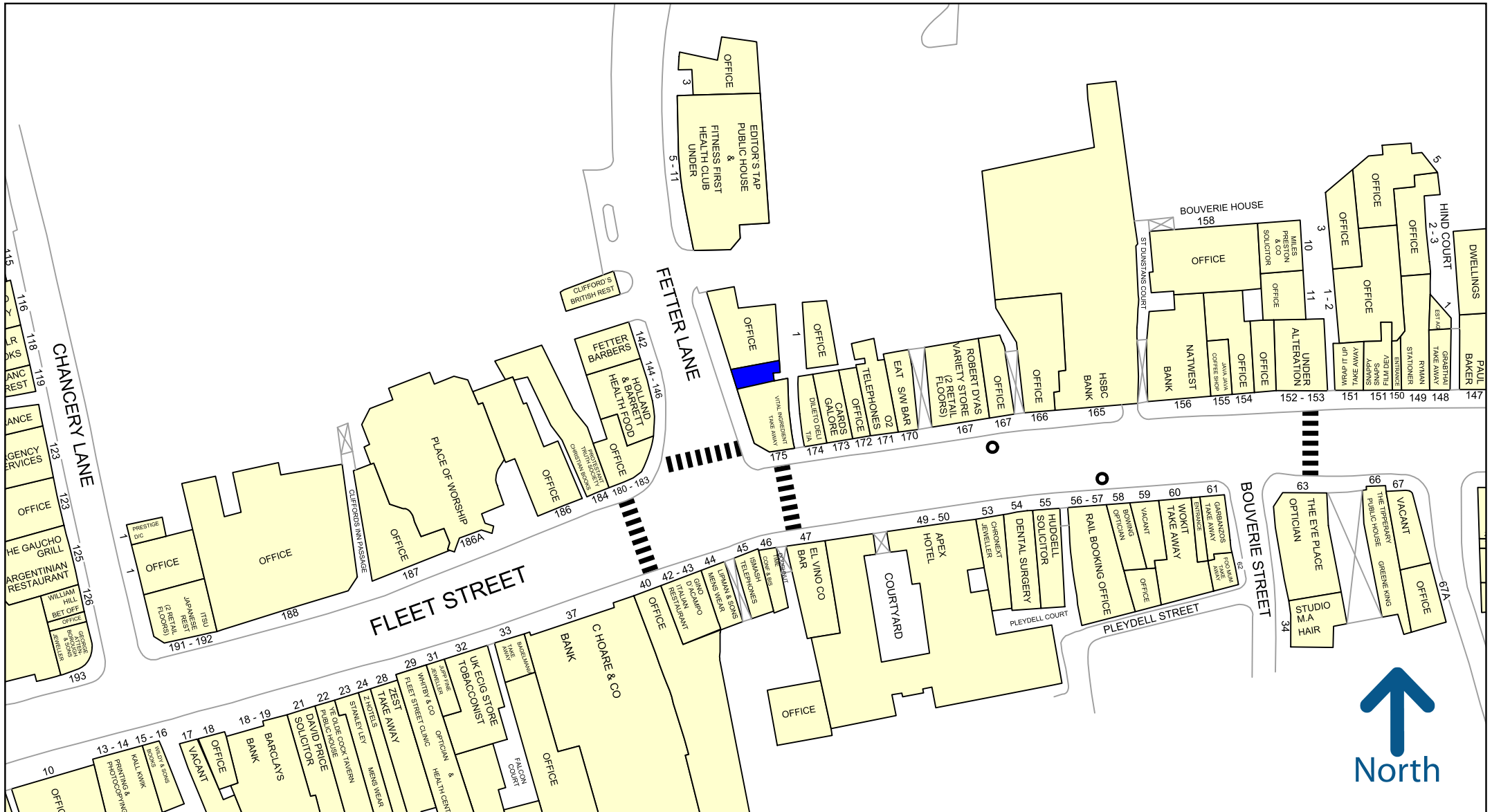
VIEWING

By appointment only via:-

Ian Garnham

Tel: 020 7478 4306

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50 metres

Experian Goad Plan Created: 13/01/2020

Created By: Leslie Perkins

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