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RETAIL PROPERTY



152-153 Fleet Street, LONDON EC4A 2DQ

RESTAURANT /SHOP TO LET

Location

The property is located on the northern side of Fleet Street adjacent to Nat West Bank and HSBC

Accommodation

The property provides the following approximate accommodation:

Floor Area	Sq M	Sq Ft
Ground Floor	101	1,086
First Floor Storage	54	583
Basement Storage	96	1,029
Second-Fourth unused (not measured)		

Lease

The lease is held on FRI terms for a term of years expiring March 2029 with a tenant only break in 2024 as well as rent review.

Assignment or Subletting

The current rent is £220,000pax Incentives are available subject to covenant or alternatively sub-letting of ground and basement is possible. Rent on Application for sub-letting.

Rates

The premises have been given a rateable value of £115,000 in the 2017 list.

(Rate in £ 51.2 pence or 49.9pence small business 2020/1)

Interested parties are advised to make their own enquiries

VAT

The property has been elected for VAT purposes.

Energy Performance Certificate (EPC)

Full EPC report and certificate are available on request.

Viewing and Further Information

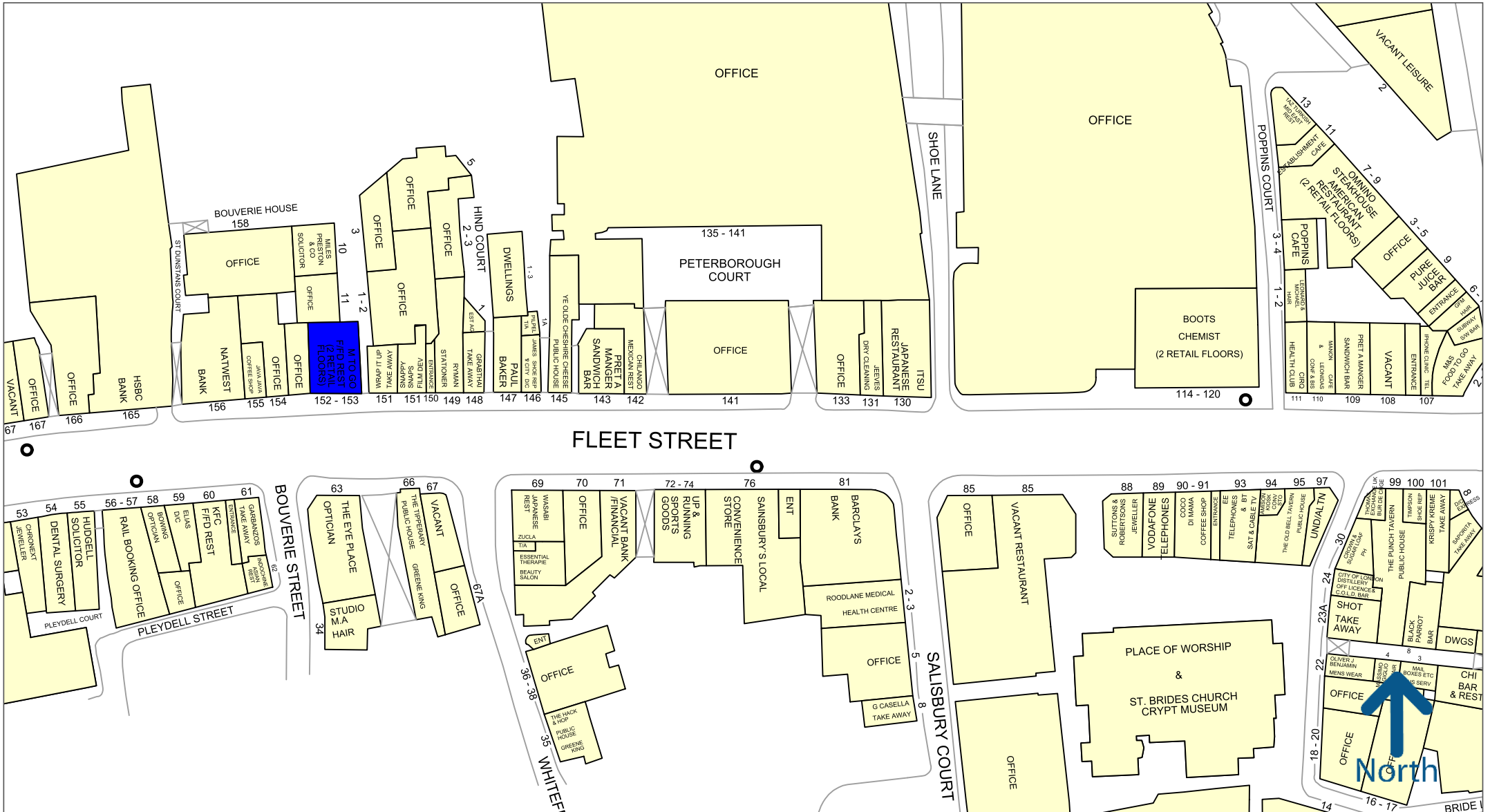
Viewings strictly by appointment with the sole agent:

Michael Perkins

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On the instructions of





Experian Goad Plan Created: 07/01/2021
Created by: Perkins Fox

