

**SMALL SHOP UNIT / KIOSK TO LET
(SUBJECT TO VACANT POSSESSION)
107A FLEET STREET, LONDON EC4**



LOCATION

Occupying a prime position on the North side of Fleet Street close to the junction with Ludgate Circus. M&S Food to Go, Boots and ITSU are nearby. The unit is well-placed for public transport, being close to Blackfriars, City Thameslink, Farringdon (underground and Elizabeth Line) and Chancery Lane stations and numerous bus routes.

ACCOMMODATION

The unit offers the following approximate dimensions and floor areas:

Frontage	7 ft 3 ins	(2.14 m)
Average internal width	7 ft 10 ins	(2.31 m)
Average shop depth	21 ft 2 ins	(6.45 m)
Ground Floor Sales	175 sq ft	(16.25 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 by agreement.

RENT

On application.

RATEABLE VALUE

£25,250 (2017 Rating List). A business may be entitled to a discount for the period up to 31 March 2023. Interested parties are advised to make their own enquiries with the local authority.

EPC

An Energy Performance Certificate will be available on request.

LEGAL COSTS

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

VIEWING

By appointment through sole agents Union:

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