

## PRIME SHOP TO LET 108 FLEET STREET, LONDON EC4



### LOCATION

This unit occupies a prime position on the North side of Fleet Street close to Ludgate Circus. Blackfriars, City Thameslink, Farringdon and Chancery Lane Stations and numerous bus routes are nearby.

### ACCOMMODATION

Arranged over ground floor and basement the unit offers the following approximate dimensions and floor areas:

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

Note: It may be possible to combine 108 Fleet Street and 109 Fleet Street to provide a unit with a total ground floor of 2,352 sq ft and basement of 1,065 sq ft.

### 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 be agreed.

### RENT

On application.

### RATEABLE VALUE

£124,000 (2017 Rating List). Interested parties are advised to make their own enquiries with the Local Rating Authority.

### EPC

An Energy Performance Certificate is available on request. Rated C (63)

### LEGAL COSTS

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

### VIEWING

By appointment through sole agent, **UNION**:

**John Buckingham**

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**Nick Ware**

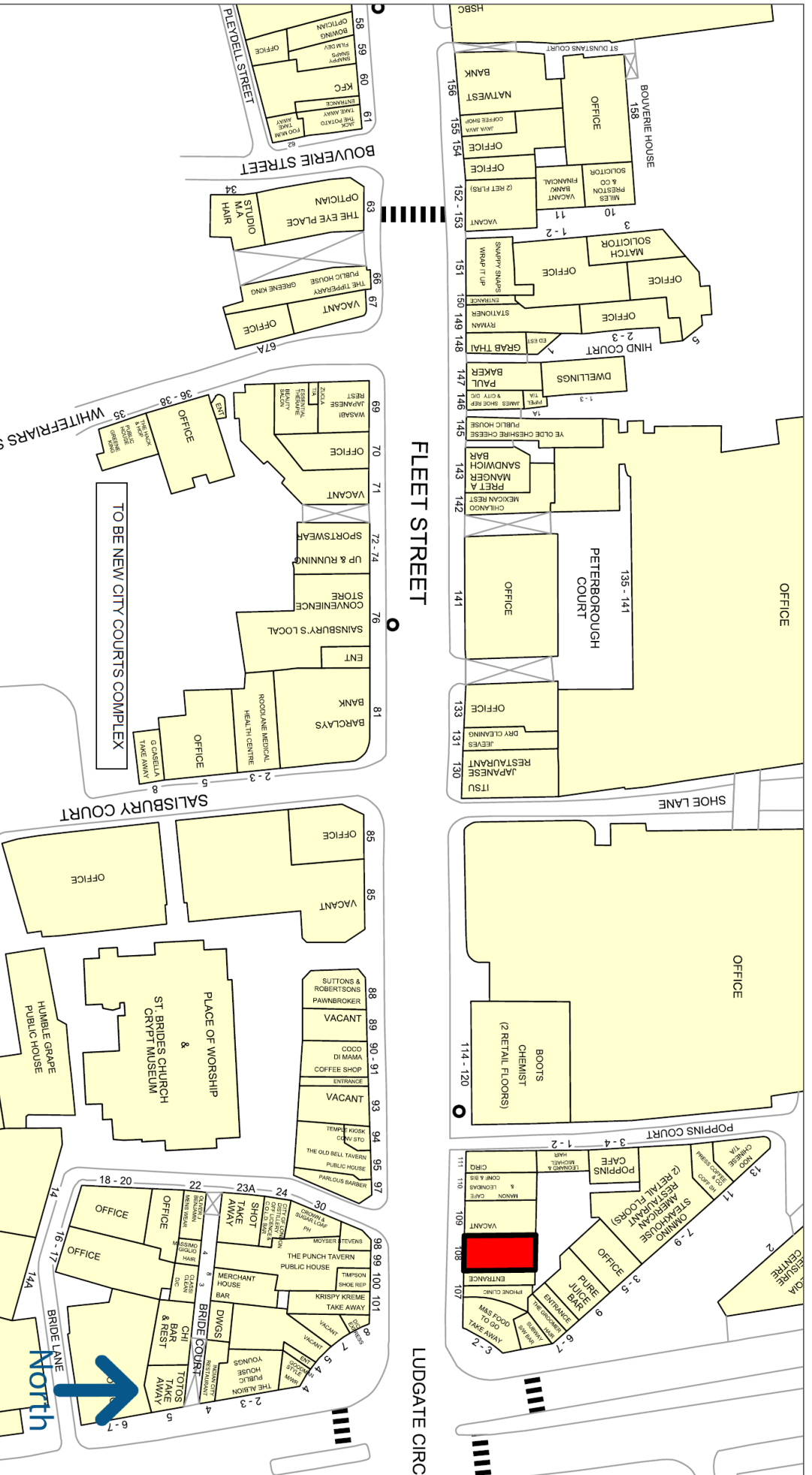
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### UNION

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50 metres



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Experian Goad Plan Created: 27/04/2021  
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