

**BACK ON THE MARKET
PRIME RETAIL UNIT TO LET
109 FLEET STREET, LONDON EC4**



LOCATION

109 Fleet Street occupies a prime position on the North side of Fleet Street close to Ludgate Circus and is conveniently located for rail and bus services.

ACCOMMODATION

Arranged on ground floor only, 109 Fleet Street offers the following approximate dimensions and floor areas:

Internal Width	22 ft 9 ins	(6.93 m)
Shop Depth	57 ft 3 ins	(17.45 m)
Ground Floor	1,210 sq ft	(112.4 sq m)

Refitted by Pret a Manger in late 2019, many of the fixtures remain in situ.

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 is available, for a term to be agreed.

RENT

£90,000 per annum exclusive.

RATEABLE VALUE

£127,000 (2017 Rating List). Interested parties should make their own enquiries with the City Corporation.

EPC

EPC Rating C-56. A Certificate is available on request.

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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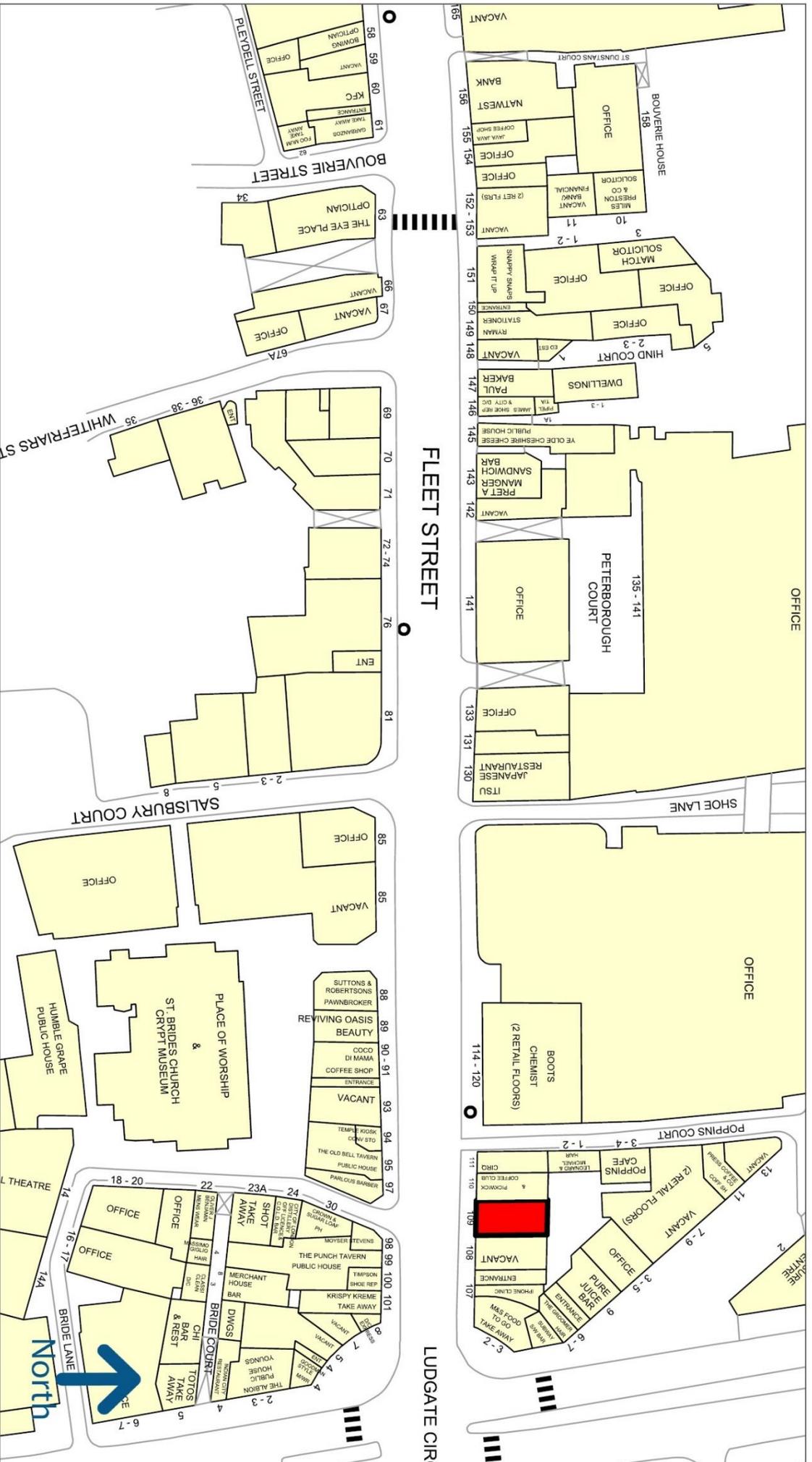
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