

## PRIME SHOP TO LET 109 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 the unit offers the following approximate dimensions and floor areas:

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

This unit was completely refitted by Pret a Manger in late 2019. Many of the fixtures remain in situ.

Note: It may be possible to combine 109 Fleet Street and 108 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

£127,000 (2017 Rating List). Interested parties are advised to make their own enquiries with the Local Rating Authority.

### EPC

EPC Rating C-56A. 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**:

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### UNION

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50 metres



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