## PRIME CITY SHOP - SUPERB MODERN FIT OUT 30/32 FLEET STREET, LONDON, EC1N 1AA



#### In Brief

- Attractive building
- Prime location
- Modern fit out
- Suitable for variety of uses

#### **Tenant's Business Rates**

Current RV: £113,000 Current RP: £50,737 \*Verification Advised

#### **EPC Certificate**

Available on application.

#### **Viewings**

Richard Souber 020 7062 2150 07990 745181 rsouber@dmrproperty.co.uk

### **30/32 FLEET STREET, LONDON - EC4Y 1AA**



#### Location

Situated in a highly prominent location on Fleet Street, close to the junction with Chancery Lane, and opposite The Royal Courts of Justice. Other occupiers in this area include Wokit, Gino D'Campo, Itsu and Tesco Express.

#### **Premises**

The premises offer a superbly and recently fitted (2017) high tech Vape shop together as follows:

Ground Floor 81 sq m 874 sq ft
Basement 210 sq m 2,266 sq ft

#### Lease

The premises are held on a lease expiring 31st December 2026, subject to a tenant only option to determine in December 2022, at a current rent of £100,000 pax. The lease is protected within the L&T Act 1954.

#### **Premium**

On application.

#### **VAT**

May apply.

#### **Legal Costs**

Each party to pay their own costs.

#### Use

Suitable for A1/A2/A3\* STP

#### **Further Information**

Please contact Richard Souber 020 7062 2150 07990745181

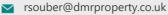
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**July 2019** 



#### Viewing & Contacts

#### **Richard Souber**



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