

# 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

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

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### 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:

<b>Ground Floor</b>	<b>81 sq m</b>	<b>874 sq ft</b>
<b>Basement</b>	<b>210 sq m</b>	<b>2,266 sq ft</b>

### Lease

The premises are held on a lease expiring 31<sup>st</sup> 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

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### Viewing & Contacts

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