



## Fleet Street, London EC4 £45,000 Per Annum Not specified

Ground Floor & basement retail unit 1140 square foot in busy High Street Location. Situated in the heart of the world-famous financial district.

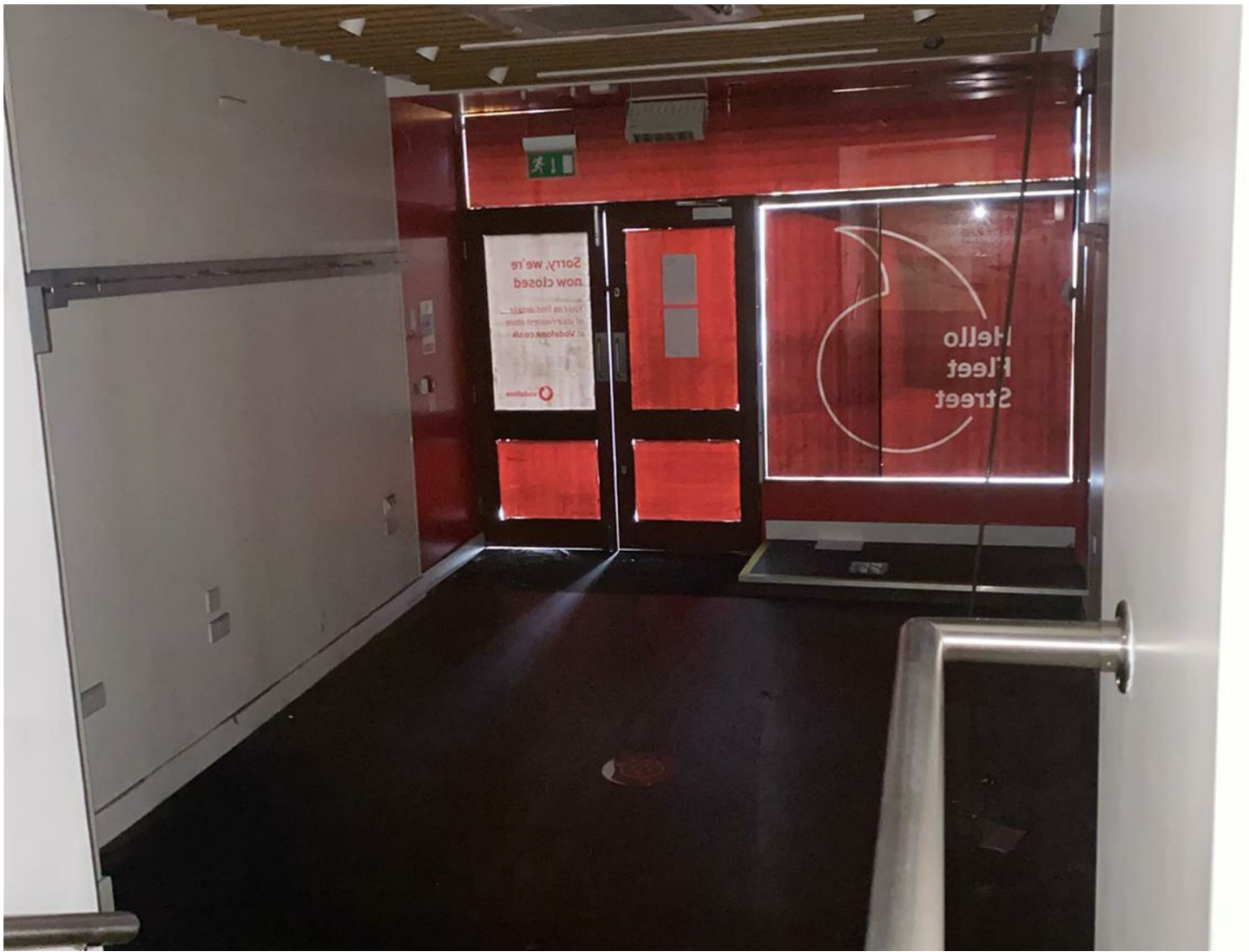
Rare opportunity

Busy thoroughfare with excellent transport links.

New Lease - No premium

BASEMENT Net internal area = 673 square feet

GROUND FLOOR Net internal area = 468 square feet



**Basement**



**Net Internal Area**

NIA	sq m	sq ft
	62.52	672.96

**Ground floor**

**Net Internal Area**

NIA	sq m	sq ft
	43.44	467.58

	PROPERTY DEMISE
	NET INTERNAL AREA



LOCATION PLAN SCALE 1:1250

FLEET STREET



BASEMENT

FLEET STREET



GROUND FLOOR

SCALE 1:100



drawing address 89 FLEET STREET LONDON EC4Y 1DH.	location/details BASEMENT & GROUND FLOOR LEASE PLAN & NIA	date 30/10/20	scale 1/100
		dwg. no. PP6733-01	sheet A4



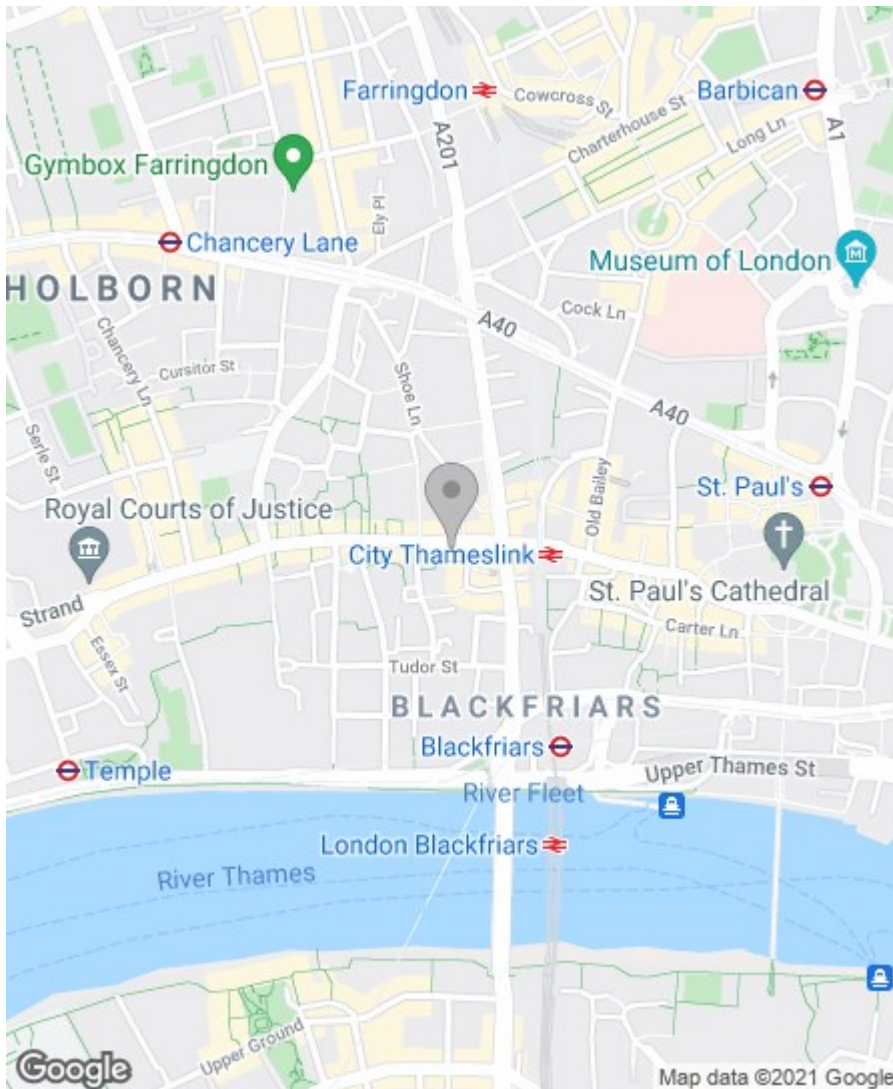
PLEASE NOTE THE DIMENSIONS OF THIS PLAN, IF PROVIDED, HAVE BEEN OBTAINED FROM THE DRAWING AND ARE NOT TO BE TAKEN AS A GUARANTEE OF ACCURACY.

## Property Overview

Location	, EC4Y
Price	£45,000 Per Annum
Bedrooms	null
Bathrooms	null
Receptions	null
Council	
Tax Band	
Furnishing	Not specified

## Key Features

- Flagship Store Location
- No Premium
- New Lease
- Incredible Pedestrian Footfall
- All Uses / Concepts Considered
- Fully Air Conditioned Unit
- Rent Free Period Available
- Flexible on rental terms
- Ideal For Daytime Business
- Must See



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

### England & Wales

EU Directive  
2002/91/EC



### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		

### England & Wales

EU Directive  
2002/91/EC



IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

