



## Fleet Street, London EC4 £45,000 Per Annum Subject to contract

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

## Property Overview

Overall Size -- 1140 sq ft

Depth --

Width --

Lease -- New

Premium -- nil

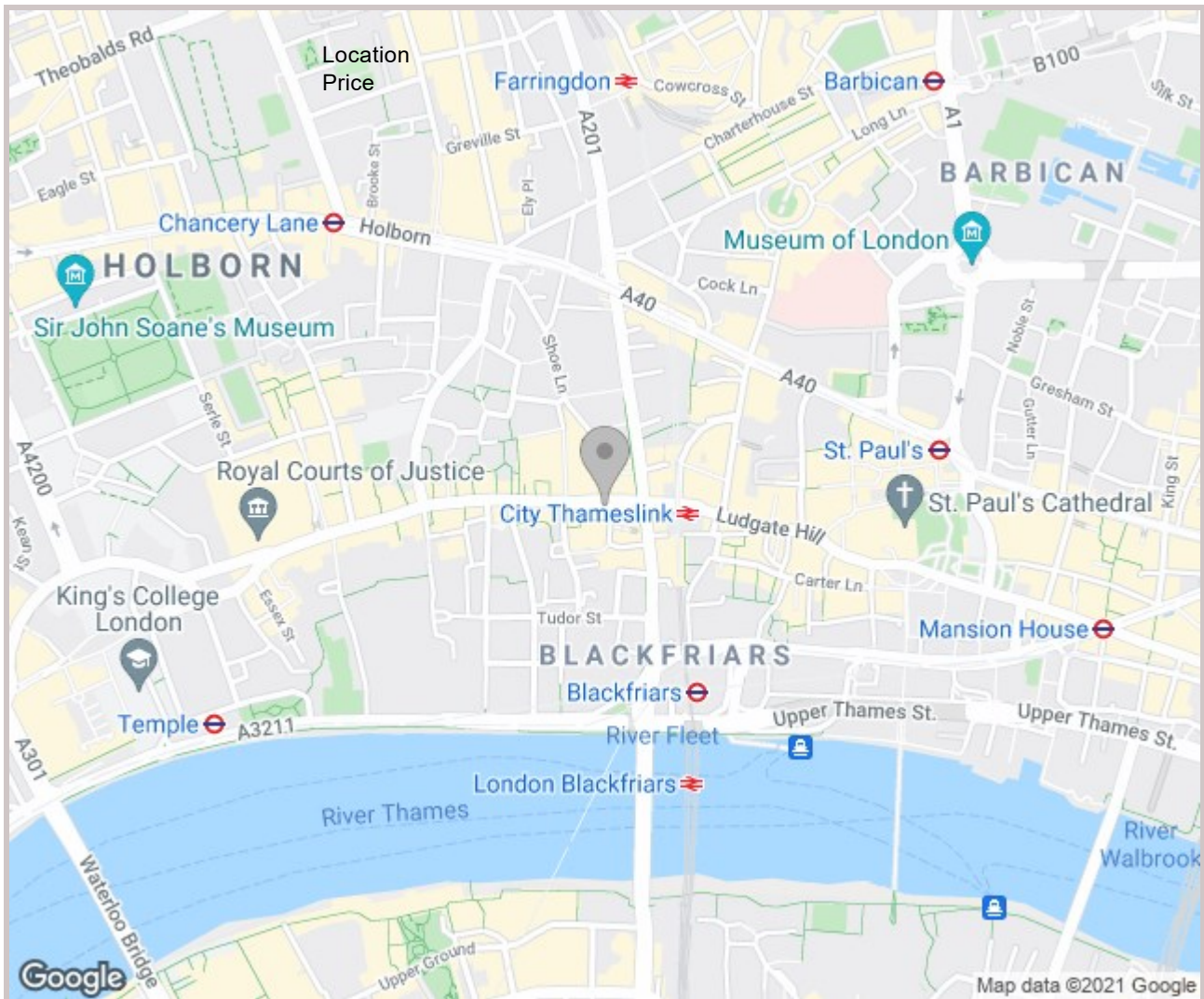
Rateable Value -- £

Use Class -- E

Council -- City of London

EPC -- C

- 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



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).