

LONDON EC4A 1BR

UNIT B 1A FETTER LANE

LOWER GROUND FLOOR SPACE WITH PROMINENT GROUND FLOOR ENTRANCE LOBBY

LEASE FOR SALE – CLASS E USE

LOCATION

The property is situated on a prominent position adjoining Simple Health Kitchen on the corner of Fetter Lane and Fleet Street. Holland & Barrett are opposite – see street plan extract.

ACCOMMODATION

Ground floor and basement accommodation approximately as follows:-

Frontage to Fetter Lane		
Ground Floor Lobby	160 sq ft	14.86 sq m
Lower Ground Sales	1,300 sq ft	120.77sq m

Potential for up to 2,400 sq ft at lower ground floor

LEASE

The unit is held under a FRI lease inside the Act for a term expiring 31st July 2026. The passing rent is £47,500 p.a.x.

TERMS

Offers Invited

RATES

The property is assessed for rates as follows:

Rateable Value	£21,500.00
Rates Payable	£5,500.00 appx

A 50% concession on rates payable was announced by the Chancellor for the retail, leisure and hospitality sectors for the current rating year up to 31/3/2023 up to a maximum of £110,000.



VAT

The property is registered for VAT

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

ENERGY PERFORMANCE CERTIFICATE

Certificate available on request

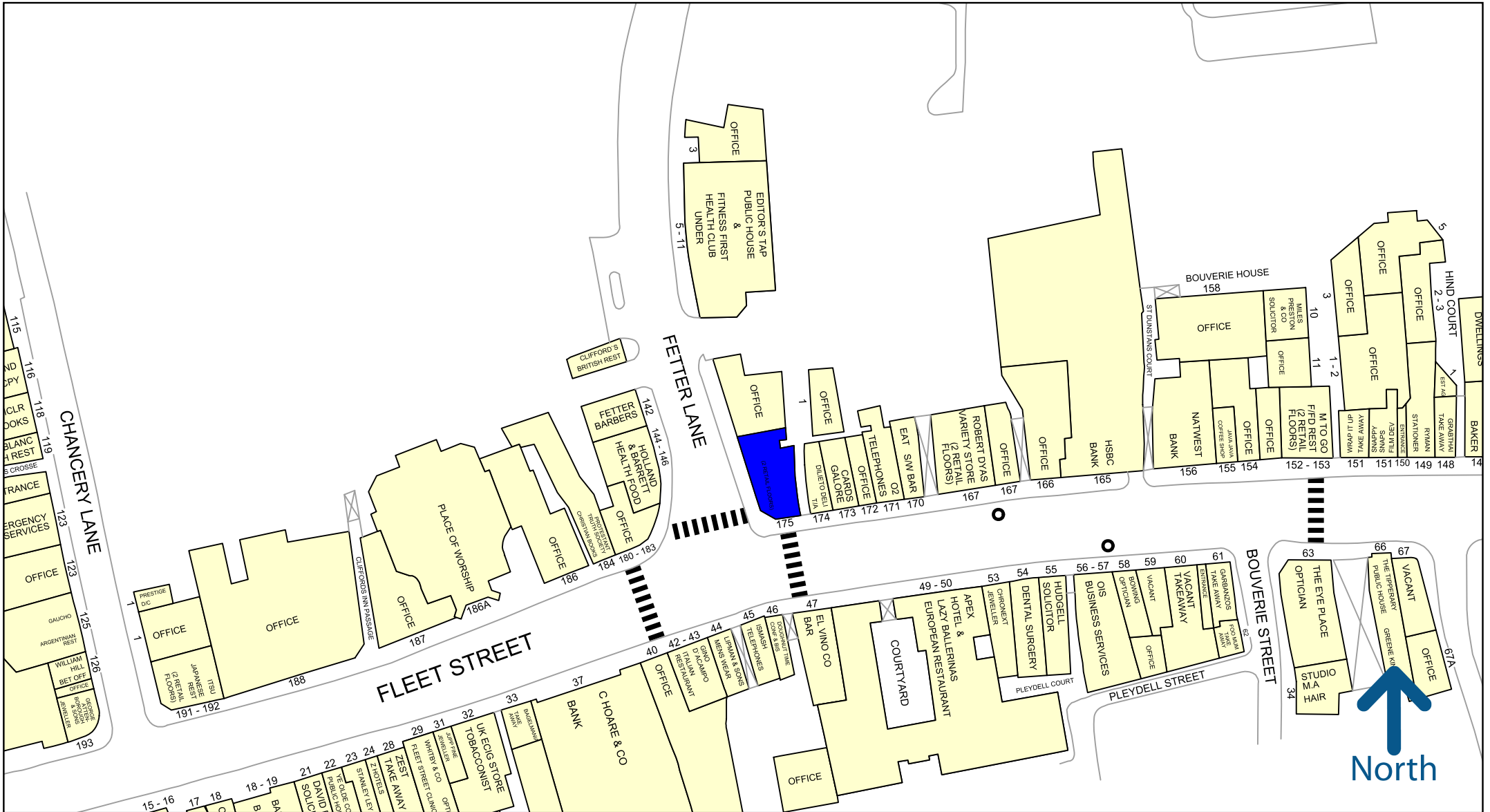
VIEWING

By appointment only via:-

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50 metres

Experian Goad Plan Created: 11/05/2020
Created By: Leslie Perkins



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