

Shop to Let

14 FLEET STREET, LONDON EC4Y

Location

The unit occupies a prominent position at the western end of Fleet Street, close to the law courts and opposite Chancery Lane. Nearby retailers include **Barclays**, **Goldsmiths**, **Hammicks Books**, **Pret A Manger** and **Starbucks**.

Accommodation

The unit is arranged over ground floor, and comprises the following approximate areas:-

Frontage	20'0"	6.1 m
Ground Floor	725 sq ft	67.4 sq m

Lease

The unit is available on a new 10 year effectively full repairing and insuring lease, subject to 5 yearly upward only rent reviews.

Rent

£55,000 per annum exclusive.

Rates

Rateable value:	£65,500
UBR 2010/2011	£0.418
Rates Payable 2010/2011	£27,379

Interested parties are advised to make their own enquiries to the Local Authority.

Legal Costs

Each party to bear their own legal and professional costs incurred in this transaction.



Timing

The unit will be available for occupation from October 2010.

Viewing

Strictly by prior appointment via sole agents msbl.

Steve Brown

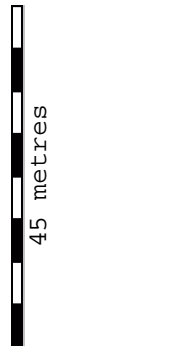
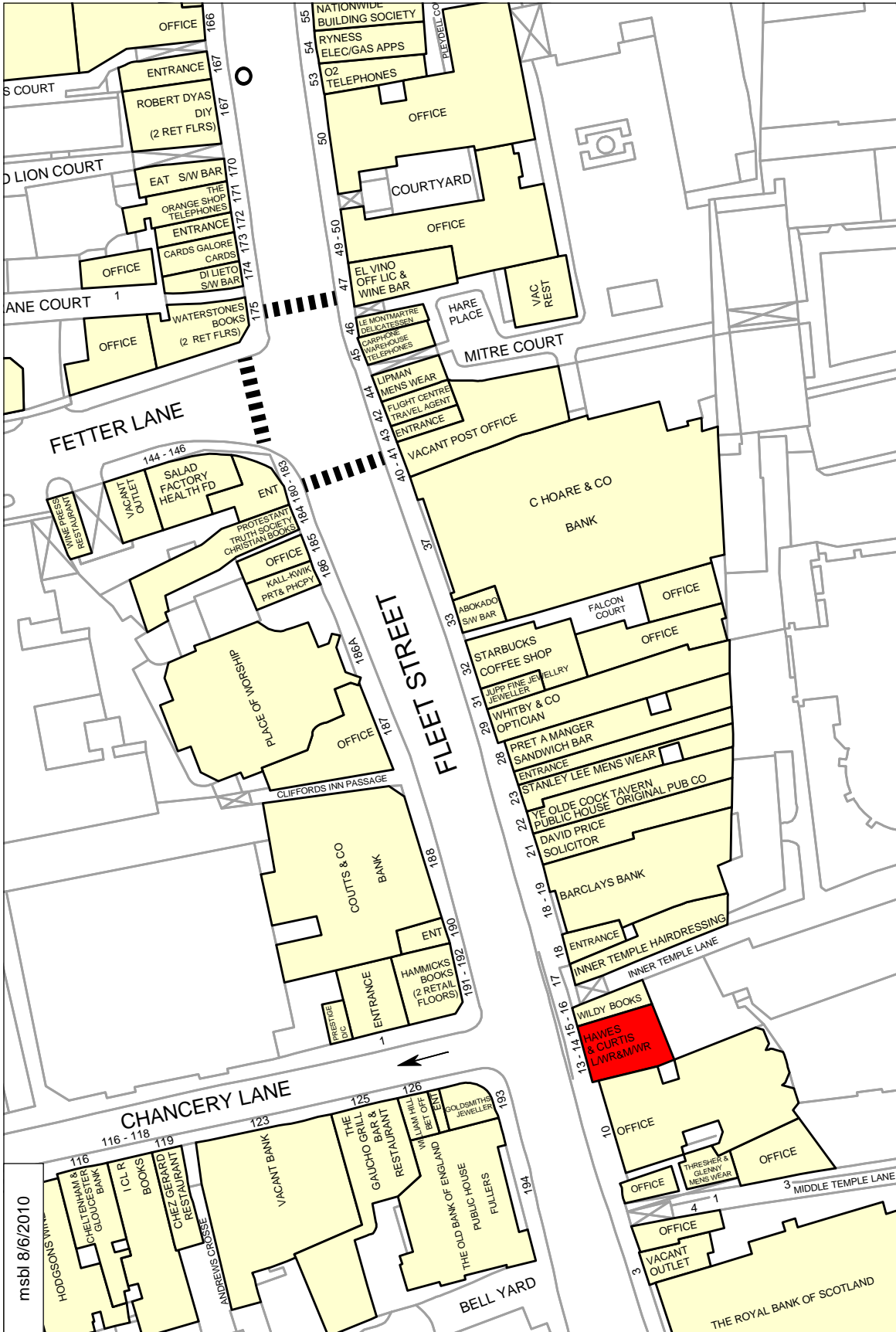
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