

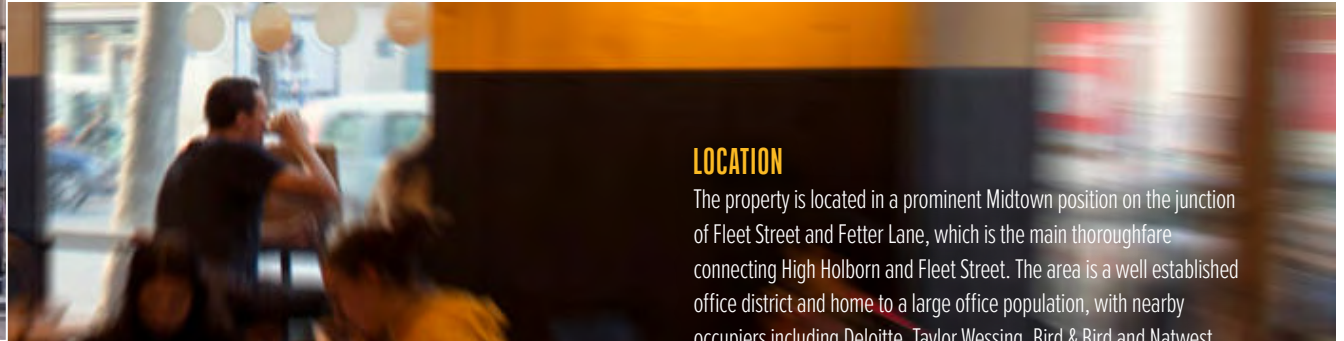
PROMINENT CLASS E OPPORTUNITY

FULLY-FITTED CAFÉ TO LET
NEW LEASE AVAILABLE
176 FLEET STREET / 1 FETTER LANE
HOLBORN | LONDON | EC4A



on the busy junction of Fleet Street
and Fetter Lane





ACCOMMODATION

This return frontage unit is arranged over the ground floor and basement with the following approximate net internal floor areas:

| | SQ FT | SQ M |
|--------------|--------------|---------------|
| Ground floor | 934 | 86.78 |
| Basement | 1,131 | 191.84 |
| TOTAL | 2,065 | 191.84 |

The unit itself is fitted out to a very good standard. Renovated only a year ago, the fully-fitted kitchen, catering fridges and extraction are all still in situ.

TERM

Subject to vacant possession, the property is available by way of a new lease for a term to be agreed. The lease will be contracted outside the Security of Tenure and Compensation provisions of the Landlord and Tenant Act 1954 (as amended).

RATES

We have been advised by the Local Authority that the premises are assessed for rating purposes as follows:

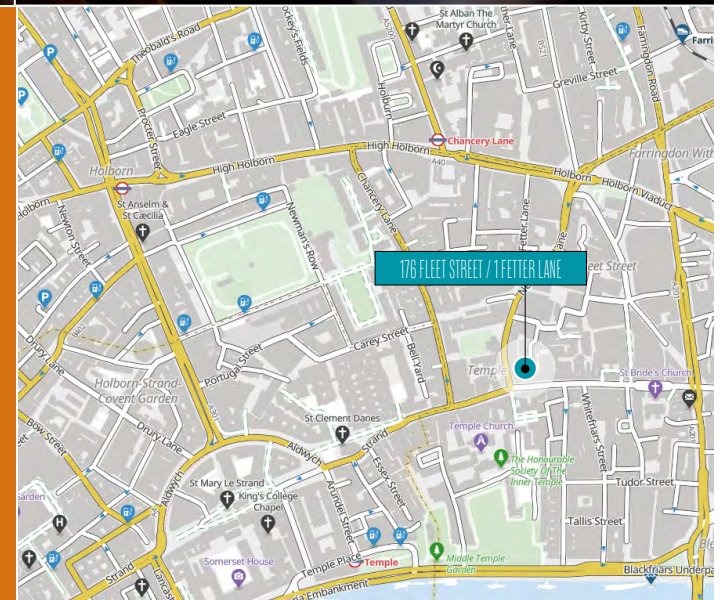
| | |
|----------------|----------|
| Rateable Value | £106,000 |
| UBR (2019/20) | 0.524 |
| Rates Payable | £55,544 |

Interested parties should ascertain their rating liability with the City of London business rates department.

LOCATION

The property is located in a prominent Midtown position on the junction of Fleet Street and Fetter Lane, which is the main thoroughfare connecting High Holborn and Fleet Street. The area is a well established office district and home to a large office population, with nearby occupiers including Deloitte, Taylor Wessing, Bird & Bird and Natwest.

Next door to the unit is successful independent Black Sheep Coffee and popular snack and sandwich retailer, Diliato. Above the unit, The Boutique Workplace company has taken over four floors, which will further increase the footfall in the vicinity. The property is well connected and sits within close proximity to City Thameslink, Chancery Lane and Temple Underground Stations.



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NEARBY OCCUPIERS INCLUDE:

| | |
|--------------------|-------------------|
| Black Sheep Coffee | Starbucks |
| Dilieto | Holland & Barrett |
| Doughnut Time | Sainsbury's Local |
| Garbanzos | Java Java Coffee |
| Pret A Manger | Press Coffee |
| Itsu | Pilpel |



RENT

Rent upon application for named parties only.

USE

Use Class E of the Use Classes Order 1987 (as amended) suitable for retail, grab & go, café, restaurant, or similar.

LEGAL COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.

EPC

EPC certificate available upon request.

All viewings are by prior appointment from the Landlord's sole agents, May & Company:

SAMUEL MAY

E samuel@mayandcompany.co.uk

T 020 3503 0635

M 07742 256873

MAY & COMPANY
RETAIL & LEISURE SPECIALISTS

MISREPRESENTATIONS ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

These sales particulars are intended only to give a fair description of the property and do not form the basis of any contract or any part thereof. The descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed. The purchaser or lessee will be responsible for satisfying themselves on all matters relevant to any developments they may propose to carry out and neither the Vendors nor their agents accept liability in respect thereof. These particulars do not constitute any part of any offer or contract. The Vendors do not make or give, nor does any other person in their employment have any authority to make or give, any representations or warranty whatsoever in relation to this property. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Regulated by RICS.

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