

**LeaverCharlesGranger**  
Chartered Surveyors  
020 7935 6501

**Location**

**151 FLEET STREET  
LONDON EC4**

The shop occupies a prime location on the north side of Fleet Street adjacent to McDonalds, Snappy Snaps, Ryman, Paul's and Pret A Manger.

**Accommodation**

The premises comprise a ground floor shop with the following approximate dimensions and areas:

Frontage:	19ft	5.8m
Depth	39ft 6ins	12m <sup>2</sup>
Ground Floor:	720 sq ft	63m <sup>2</sup>

**Lease**

The shop is held on a 10 year lease from August 2018 with a fifth year rent review at a rent of £60,000 p.a.x.

**Premium**

Premium offers invited.



**Rates**

Rateable Value £64,000

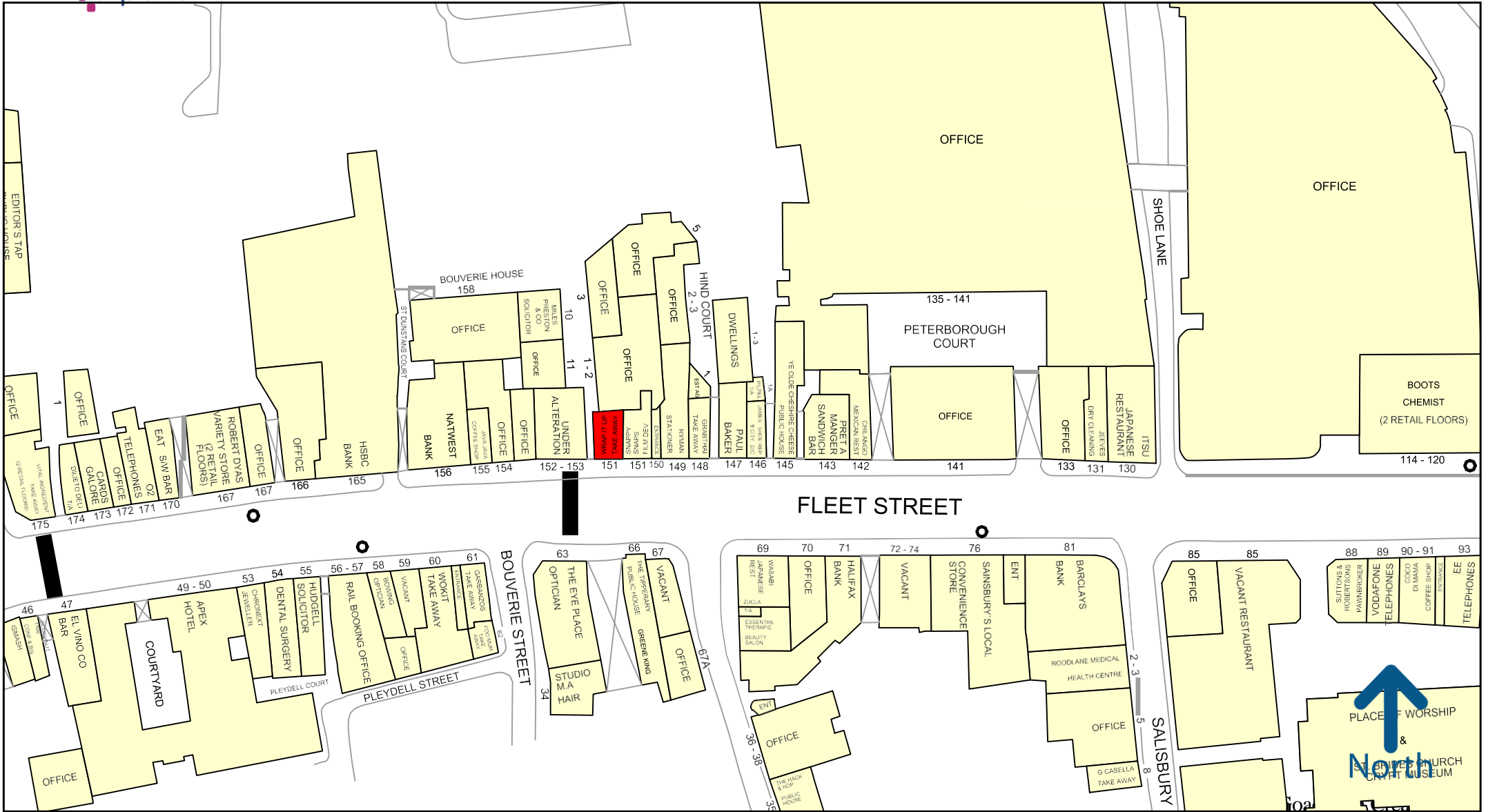
**Legal Costs**

Each side is to pay its own legal costs.

**Viewing**

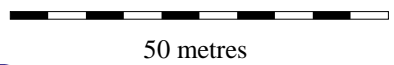
Strictly by prior appointment through  
John Charles 020 7935 6501  
[jc@lcg.uk.com](mailto:jc@lcg.uk.com)

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