FOR SALE

62 Fleet Street, EC4Y 1JU

EC4 - Virtual Freehold/ A5 Take-away Commercial Investment

STIRLING ACKROYD

Retail Investment for sale, 466 sq ft nia, £1,250,000

To request a viewing call us on 0203 911 3666

For more information visit https://realla.co/m/29177-62-fleet-street-ec4-62-fleet-street

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The property is situated just off Fleet Street on a prominent corner location at the junction of Bouverie Street and Pleydell Street.

Chancery Lane, Temple and Blackfriars Underground Stations & City Thameslink are all within walking distance. There are numerous office occupiers close by and the property is close to the Inns of Court. Nearby occupiers include are Starbucks, Pret a Manger, Paul, McDonald's, Ryman, NatWest and HSBC banks and Robert Dyas.

Highlights

- Current Gross Rent Reserved at £53,500 pa
- The ground floor trades as a Vietnamese A5 takeaway with ancillary accommodation and WC to the basement
- Gross frontage: 15' 5" Net frontage: 12' 11" Shop & built depth 15' 9"
- Representing a gross yield of 4.28% at GBP1.25M
- Held for a term of 999 years from 25th March 2003 at a ground rent of £200 per annum. The ground rent will double in 2028 and thereafter double every 25 years until 150 years from commencement
- Let to Foomum Fleet Street Limited for a term of 15 years with no break clause from 5th September 2014 at a current rent of £53,500 per annum
- The lease provides for rent reviews every fifth year of the term to the higher of open market rent or the current rent increased by RPI
- The lease contains effectively full repairing and insuring covenants by way of service charge. In-place security package includes 6 months rental deposit and 2 personal guarantees from current and prior

Property details

Price	£1,250,000
Building type	Retail
Tenure	Virtual freehold

Floor	Size sq ft / sq m
Ground Floor	221 20.53
Basement Preparation	183 17.0
Pavement Vaults Store	62 5.76
Total	**466** **43.29**

More information

Visit microsite

https://realla.co/m/29177-62-fleet-street-ec4-62-fleet-street

Contact us

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