

City of London, EC4A

5-11 Fetter Lane

Class E Opportunity – Subject to Vacant Possession



Location

The subject property has an extensive frontage occupying a prominent position on Fetter Lane between Fleet Street and Holborn, in the heart of London's legal district. The unit benefits from excellent connectivity and is within short walking distance of multiple underground stations including Chancery Lane, Blackfriars and Farringdon.

The property benefits from kitchen extraction and a premises licence.

Demise

The property is arranged over ground, lower ground and basement, comprising the following approximate gross internal floor areas (GIA);

Ground	3,396 sq ft	315.6 sq m
Lower Ground	275 sq ft	25.6 sq m
Basement	825 sq ft	76.7 sq m
Total	4,496 sq ft	417.9 sq m

Tenure

A new effectively full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upwards only rent reviews.

Rent

Upon application.

Rates

Rateable Value	£88,000
Rates Payable	£47,840

Interested parties are advised to make their own enquiries to the City of London on 020 7606 3030.

EPC & Service Charge

Available upon request

For further information or to arrange a viewing please contact:

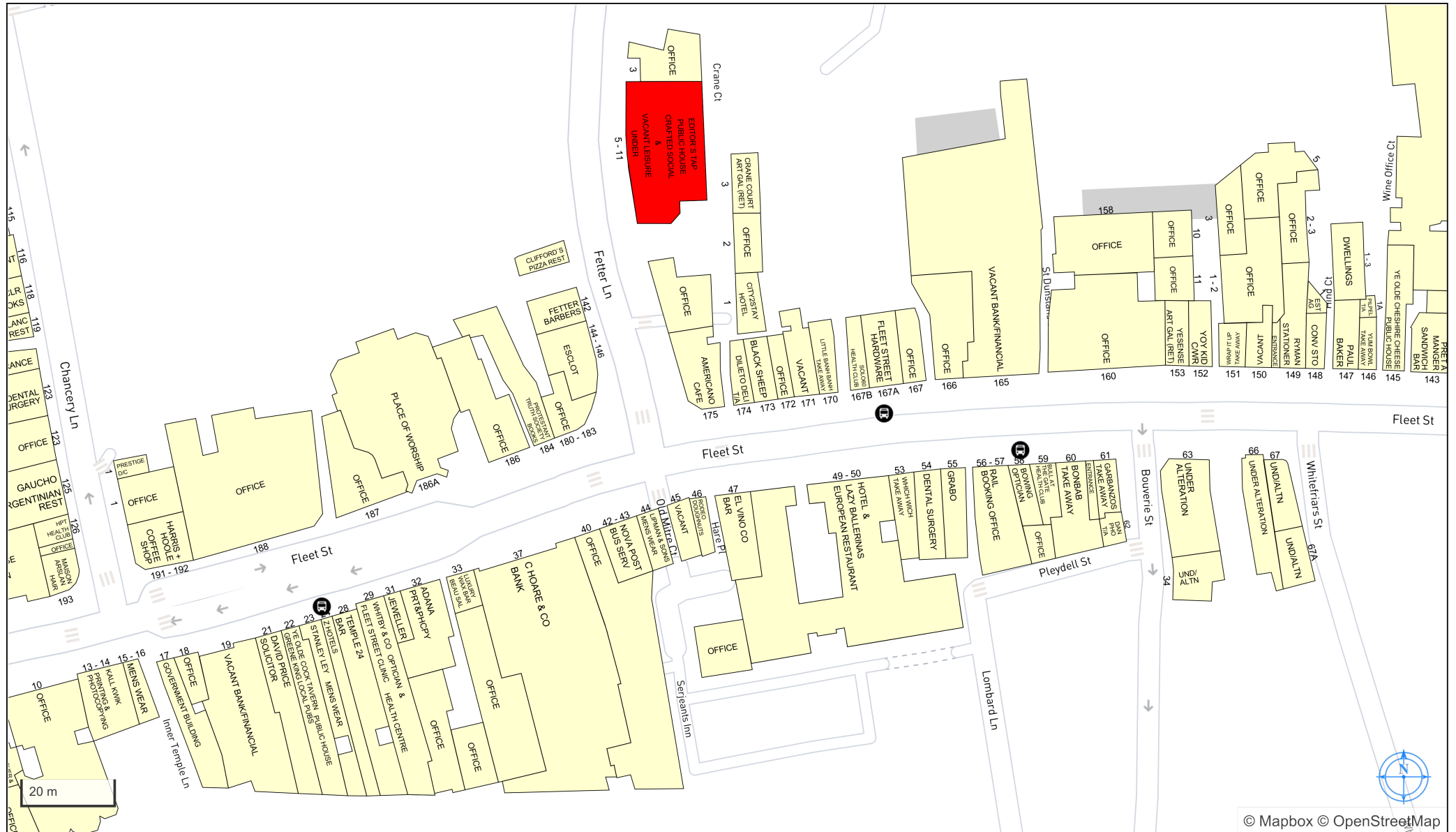
forge

020 7190 9801
forge.co.uk

Liam Jones
07990 335 016
liam@forge-cp.com

Amy Kenningham
07393 764 822
amy@forge-cp.com

Or alternatively our joint
agent Neil Davies
NDavies@farebrother.com
020 7855 3595



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