



## 95 Fetter Lane, London, EC4A 1EP

### Location

The premises occupy a prime position on Fetter Lane, which lies in the heart of Midtown, between the West End and the City. The unit is positioned nearby to a number of London's largest legal institutions, with Chancery Lane to the north and Fleet Street to the south. The Law Society Building, Inner Temple, The Royal Courts Of Justice and London School of Economics and Political Sciences are all close by. Local operators include Watch House Coffee, Brewdog, K10 Sushi, Papa Dum and numerous other independent and corporate operators.

For a greater understanding of the location please review the following link:  
[Google Street View](#)

### Description

The premises occupy an attractive double fronted unit and are arranged over ground floor and basement. The premises are fitted with existing M&E and extraction and would be suited to restaurant and café operators.

The approximate gross internal areas are as follows;

Ground Floor	1,103 sq ft	102.4 sq m
Basement	1,270 sq ft	118 sq m
<b>Total</b>	<b>2,373 sq ft</b>	<b>220.4 sq m</b>

### Term

The premises are available on a new lease for terms to be agreed.

### Rent

Rental offers in excess of £65,000 pax will be considered.

### Business Rates

The premises has a rateable value of £63,000.

### Planning

The premises benefit from E Class Use (A3).

### Further Details

An EPC can be provided upon request. Unless otherwise stated, each party is to bear its own legal costs and possession will be available upon completion of legal formalities. VAT is applicable.

Viewing is strictly by prior appointment with sole agent  
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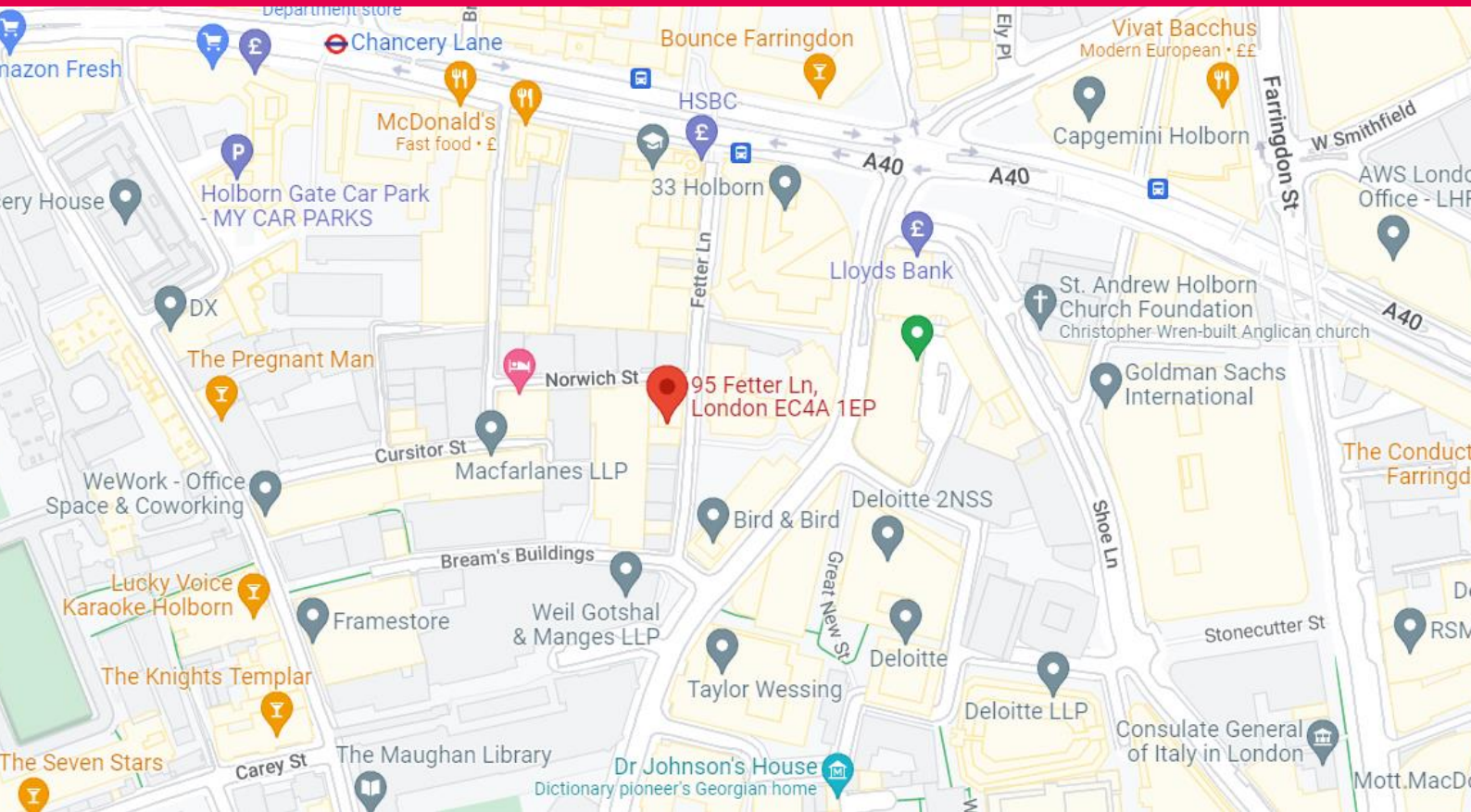
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**DAVIS  
COFFER  
LYONS**

NEW LEASE – FETTER LANE, EC4A

2,373 SQ FT DOUBLE FRONTED RESTAURANT (E CLASS)



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