

PROMINENT F&B SHOP - CLASS E LEASE FOR SALE - FULLY FITTED

12 New Fetter Lane, 6 Plough Place, London EC4A 1BG



Location

This standout corner unit is situated at the junction of **Plough Place and New Fetter Lane**. Nearby occupiers include **Nusa Kitchen, Brewdog, Watchhouse Coffee**, and the well-known occupiers of **New Street Square**. Chancery Lane Underground Station is nearby. This location is centred around an established office centric area. **Goldman Sachs** and **Deloitte** have now both moved all their offices to the area with two new office developments opening next year on Fetter Lane. Nearby offices include **Marriott, Cap Gemini** and **Lego**. In addition to the office population, the surrounding area is home to the Law district of London and this location services the courts who have now all returned to physical hearings.

Due to this population, the site has a large corporate customer database for team lunches, parties and events

Accommodation

The premises are arranged on ground floor only having the following approximate dimensions and floor areas: -

Ground Floor	1032 sq ft
Ground Floor store	200 sq ft

Terms

The premises are available by means of an assignment of the existing lease expiring in January 2029 at a passing rental of £70,000pax. Subject to covenant and use some incentive may be available.

Rates

The rateable value from April 2023 is £79,500. Interested parties are advised to make their own enquiries as to the actual rates payable.

Contact

Viewings can be arranged at short notice through:

Stephen Kourides

stephen@tkretailproperty.com

07828 427 417



TK RETAIL PROPERTY
37/38 South Molton Street
London W1K 5RL
020 7436 1600

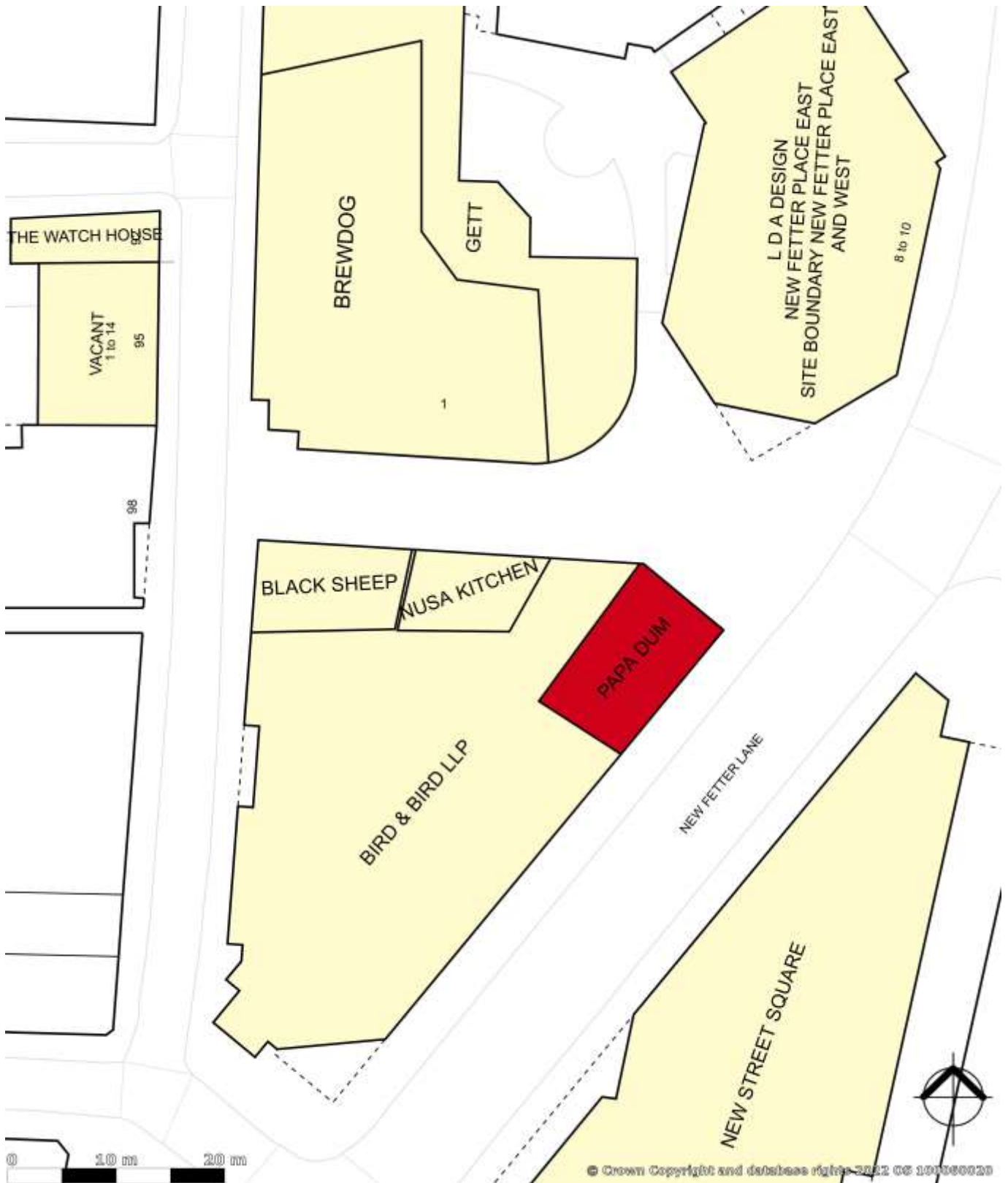
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