



FLEET ST.

LONDON EC4





Investment Summary

- New 125 year lease
- Significant value-add opportunities
- Income from G/F & B wine bar
- Currently comprising **4,529 sq ft NIA** (6,081 sq ft GIA) of Class E accommodation arranged over basement, ground and four upper floors
- Suitable for investors, developers & owner occupiers
- Potential for extension and alternative uses, subject to obtaining relevant consents
- Offers are invited in excess of **£2,000,000** for the Long Leasehold interest

The Property



Comprising of a 6-level period property, totalling 4,529 sq ft / 421 sq m (NIA) / 6,081 sq ft / 565 sq m (GIA),

The self-contained upper parts present a range of opportunities for a purchaser. The floors are in need of comprehensive works to upgrade and reimagine the accommodation, whether for re-letting or occupation as an owner-occupier.

The famous wine bar and eatery El Vino, dating back more than 100 years, occupies the ground floor and basement. Now owned by Davy's Wine Merchants - which itself was established in 1870 - the premises are a true piece of Fleet Street history.



Floor Areas

Floor	Floor Area (sq ft)	Floor Area (sq m)	Use
Basement & Ground	2,011	186.8	Wine Bar
First Floor	685	63.6	Office
Second Floor	650	60.4	Office
Third Floor	630	58.5	Office
Fourth Floor	553	51.4	Office
Total	4,529	421.8	

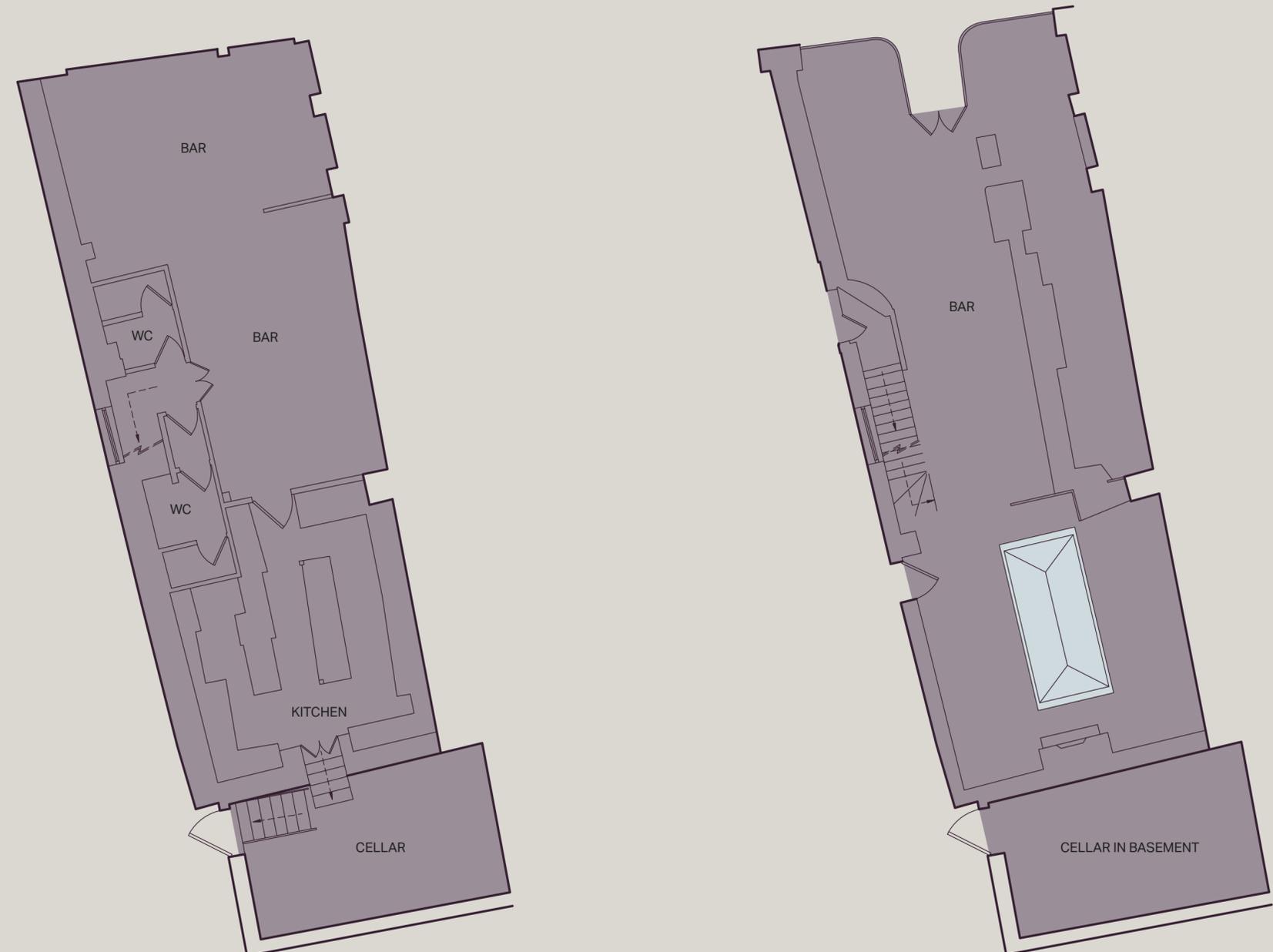


Not to scale. For indicative purposes only.

Floor Plans—Wine Bar



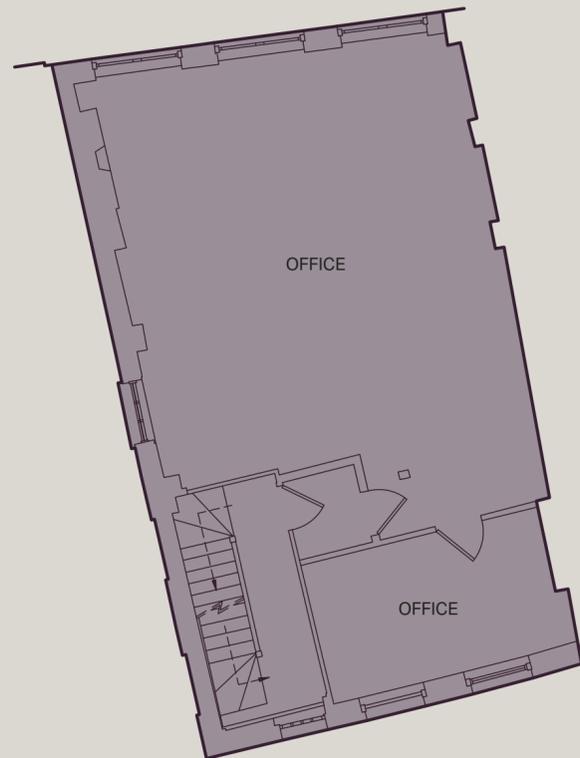
BASEMENT & GROUND
2,011 SQ FT



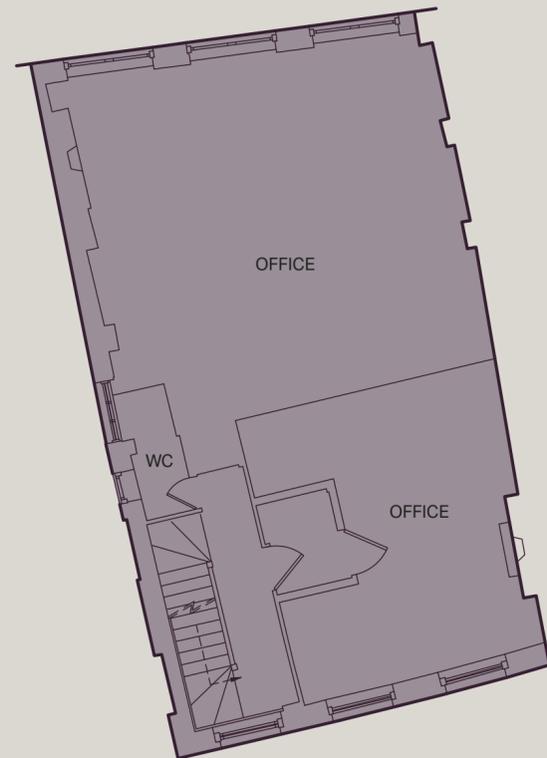
Floor Plans—Offices



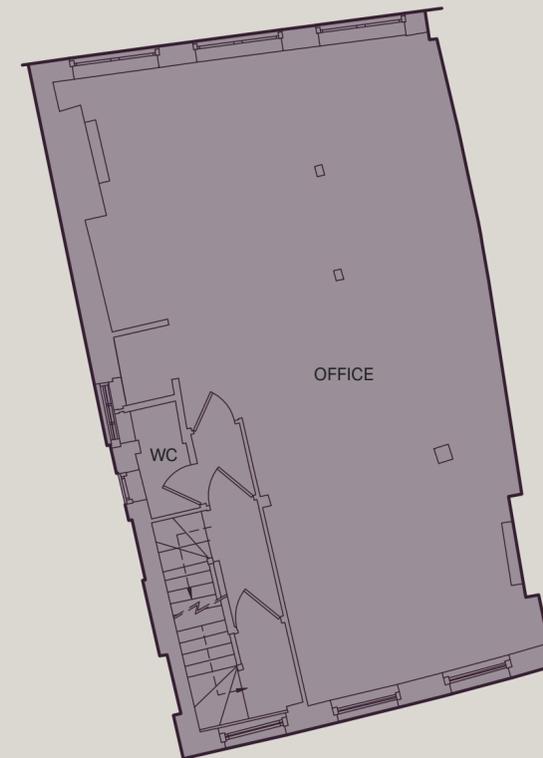
FIRST FLOOR
685 SQ FT



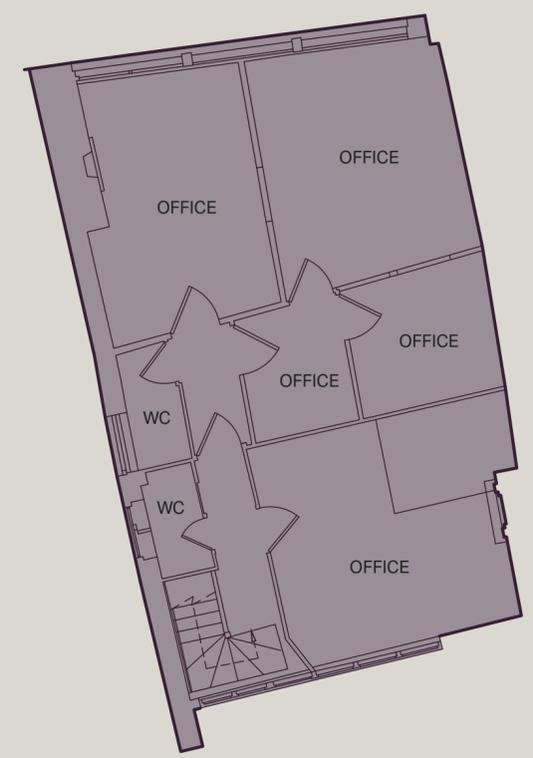
SECOND FLOOR
650 SQ FT



THIRD FLOOR
630 SQ FT



FOURTH FLOOR
553 SQ FT



Not to scale. For indicative purposes only.

Local Area

47 Fleet Street occupies a prominent position on the south side of Fleet Street at its junction with Fetter Lane, within the established legal and financial district of central London.

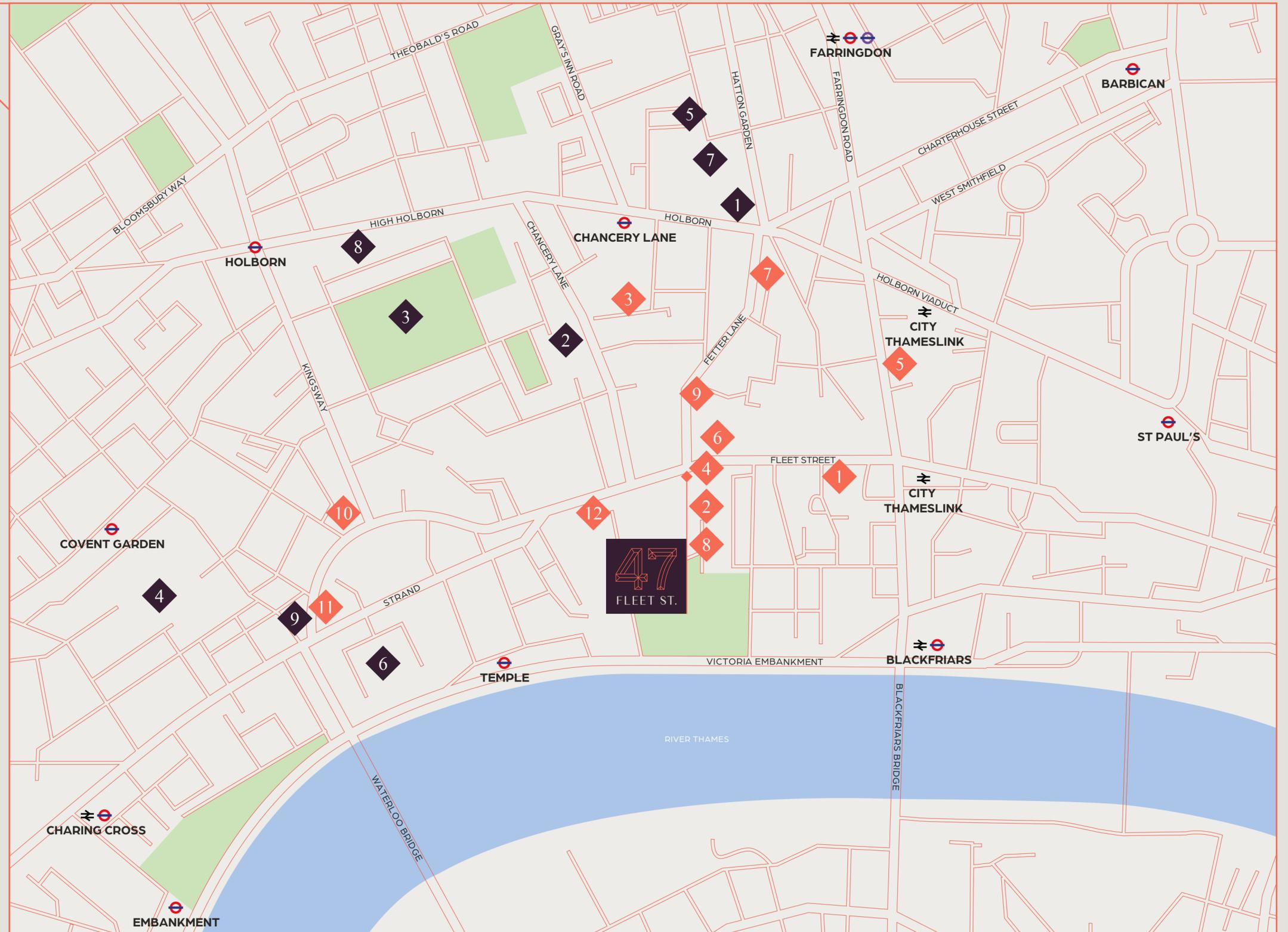
The property is situated within both the Fleet Street Conservation Area and the Fleet Street Quarter BID, an area currently benefiting from significant investment in improving the public realm, infrastructure, and overall commercial environment.

TO EAT & DRINK

- 1 CORD by Le Cordon Bleu
- 2 Chambers
- 3 Gazette Chancery
- 4 Lazy Ballerinas
- 5 Harrild & Sons
- 6 Black Sheep Coffee
- 7 Hotori
- 8 Pegasus
- 9 Natural Kitchen
- 10 The Delauney
- 11 Radio Rooftop
- 12 Fleet Street Press

TO EXPERIENCE

- 1 Bounce Farringdon
- 2 Lucky Voice Holborn
- 3 Lincoln's Inn Fields
- 4 Covent Garden Market
- 5 Leather Lane Market
- 6 Somerset House
- 7 Gymbox Farringdon
- 8 Rosewood London
- 9 One Aldwych

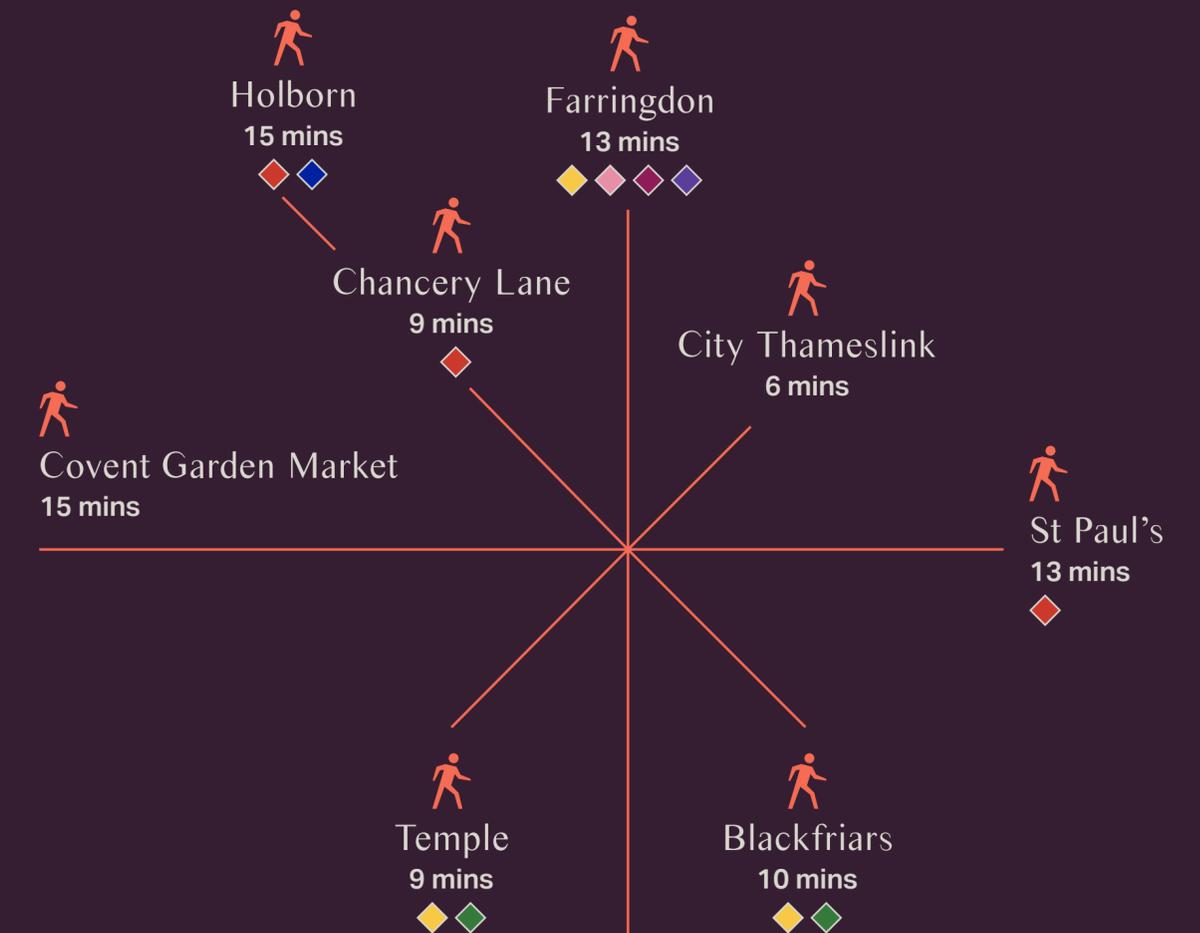


Location and Connectivity

The surrounding area provides a wide range of amenities, including cafés, restaurants, bars, and retail outlets. Prominent landmarks in the vicinity include the Royal Courts of Justice, Inner Temple, Middle Temple, and St Paul's Cathedral, underlining the area's long-established status as a prime location for legal, professional, and financial occupiers.

The location is exceptionally well-connected. City Thameslink station is within short walking distance, providing direct north-south mainline services through central London, and the Elizabeth line close by at Farringdon Station.

Blackfriars (Circle and District Underground lines and National Rail services) and Temple (Circle and District Underground lines) stations are also nearby, while Chancery Lane and St Paul's (Central line) stations are readily accessible. Numerous bus routes operate along Fleet Street, offering further connectivity across central London.



Tenancy Schedule

Unit	Tenant	Terms of Lease	Rental Income PA	Review Date	Comments
Basement & Ground	Davy's of London (Wine Merchants) Ltd	29.9.22 – 2.7.36	£90,000.00	28.9.25	Open market rent reviews 29.9.27 and 29.9.32. Mutual break 24.6.28 or anytime thereafter on 12 months' notice.
First Floor	Vacant				
Second Floor	Vacant				
Third Floor	Private Individual	Short Term	£9,000.00		Short term lease at £9,000 pa. Excluded from L & T Act 1954. Rolling mutual break at any time on 3 months' notice.
Fourth Floor	Vacant				
Total			£99,000.00		



The Offering

The building benefits from a revenue stream from the wine bar on the lower two floors, whilst the upper parts offer an office refurbishment opportunity for a developer, investor or occupier, and significant value-add opportunities.

Subject to obtaining the necessary consents, there may be scope to extend the premises to the rear and reconfigure the circulation space, to include potentially installing a passenger lift.

The property may also be suitable for conversion to a range of alternative uses, including a C1/boutique apart-hotel scheme, subject to obtaining the necessary consents; however, the lease will specifically exclude any change of use for C3 residential proposes.

Although not a Listed building, the property is situated within one of the City of London's 28 'Conservation Areas' - a designation made to preserve and enhance historic properties.

The building sits within the Fleet Street Quarter Business Improvement District, an area witnessing an unprecedented level of development and upgrading public spaces, with the aim of creating a cohesive, future-proof location to "work, visit, live, and invest in".

Tenure

The property is available on a new 125 year lease, with vacant possession of the upper parts, and with the benefit of a lease over the ground floor & basement to Davy's of London (Wine Merchants) Ltd for a term expiring in July 2036, excluded from L & T Act 1954, subject to a mutual break option in June 2028 and annually thereafter, at a rent of £90,000 per annum, and rent reviews in September 2027 & 2032.





Further Information

PLANNING

The property currently benefits from Class E usage. The building is located within the Fleet Street Conservation Area in the City of London. The property is not Listed.

VAT

We understand the property is not elected for VAT.

ANTI MONEY LAUNDERING

Satisfactory anti-money laundering and compliance information will be required.

PROPOSAL

Offers invited in excess of £2,000,000 for the Long Leasehold interest, reflecting a capital value of £442 per sq ft on the NIA and £329 per sq ft on the GIA.

Further information can be found on the [data room](#).

Contact



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