

88 FLEET STREET

LONDON, MIDTOWN, EC4Y 1DH

RIB

ROBERT IRVING BURNS

ABOUT THIS PROPERTY

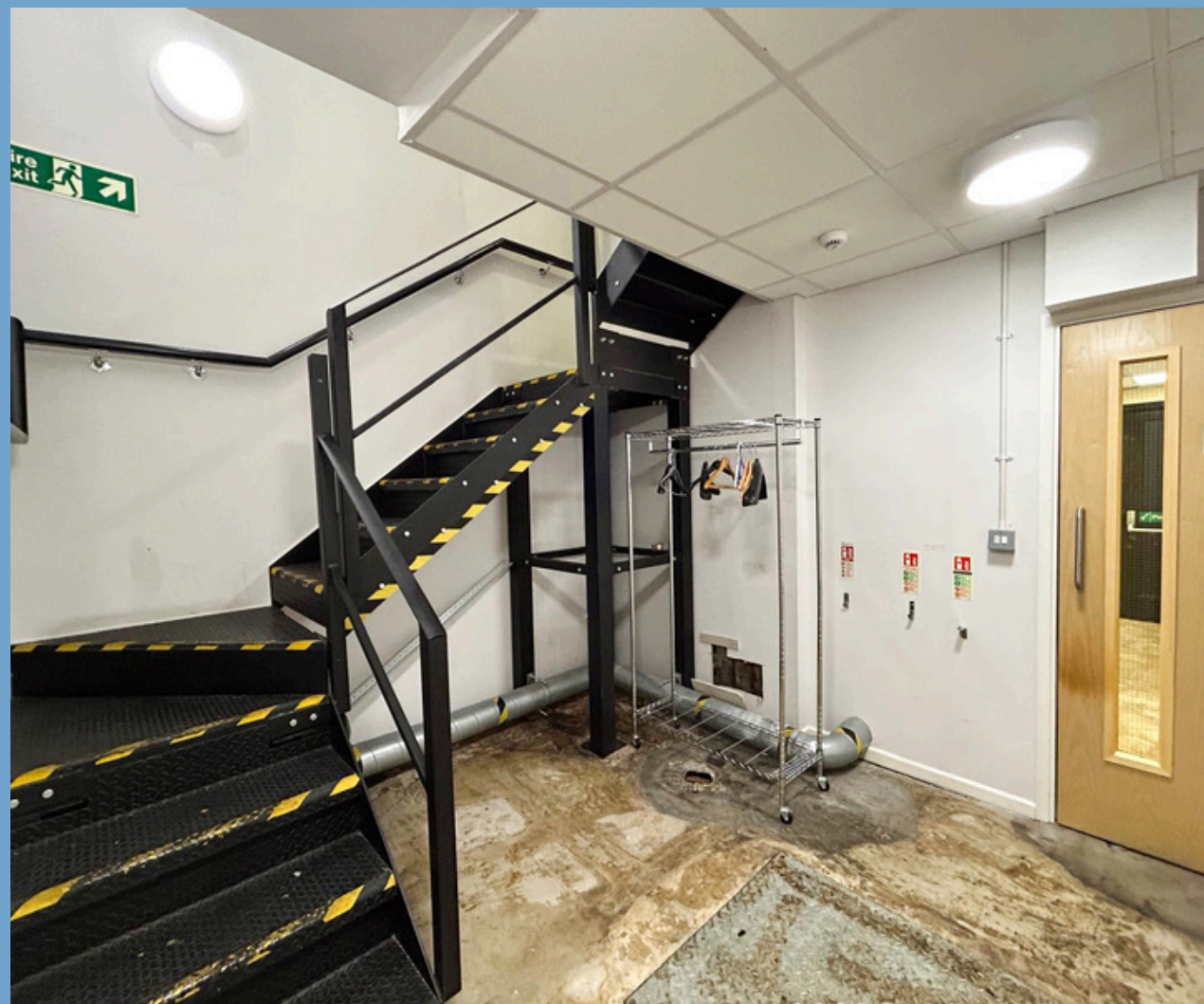
RETAIL PREMISES | GRADE II LISTED
SUITABLE FOR CLASS E OFFICE, MEDICAL, RETAIL, LEISURE ETC.

GROUND & LOWER GROUND FLOOR | 1,294 SQ.FT

This spacious retail unit, spanning 1,200 square feet over two floors, offers a versatile space perfect for a variety of occupiers. Previously home to a well established jeweller, the unit features a ground floor with large display windows that provide excellent street-level visibility, ideal for showcasing high-end products.

The lower floor offers additional space suitable for storage, office use, or an expanded retail area and a safe room for valuable items. This property presents a unique opportunity for businesses looking to establish or expand their presence in a prime London location. The unit further benefits from AC (not tested), good ceiling height, front and rear access, WCs and a kitchen.





LOCATION

Located in the heart of London's historic Fleet Street, 88 Fleet Street offers an exceptional retail opportunity in one of the city's most prestigious and vibrant areas. Renowned as the former home of Britain's national newspapers, Fleet Street is now a bustling hub of commerce, steeped in rich history while being surrounded by an array of offices, dining establishments, and cultural landmarks.

With excellent transport links, including nearby Blackfriars and City Thameslink stations, this prime location ensures high foot traffic and visibility, making it an ideal spot for businesses seeking a prestigious and dynamic presence in the capital.



FINANCIALS

	TOTAL
Total Size (sq.ft.)	1, 294
Quoting Rent (p.a.) excl.	£77,500
Service Charge	ad-hoc
Estimated Rates Payable (p.a.)	£36,720
Estimated Occupancy Cost excl. (p.a.)	£114,220

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

ACCOMMODATION

Net Internal Area	SQM	SQFT
Lower Ground Floor	60.57	652
Ground Floor	59.64	642

SPECIFICATION

- Air Conditioning.
- WC's.
- Large frontage.
- Good ceiling height.
- Safe room.
- Shutters.
- Front & rear access.
- Ample Storage.

LEASE

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available upon request.

FLOOR PLANS

Scaling floor plans available on request.

VAT

TBC

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

April 2026

WWW.RIB.CO.UK

CONTACT US

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