



ROBERT IRVING BURNS



# 88 FLEET STREET

LONDON EC4Y 1DH

TO LET  
GRADE II LISTED OFFICE

SUITABLE FOR CLASS E  
OFFICE, RETAIL, LEISURE ETC.

1,294 SQ.FT

GROUND & LOWER GROUND FLOOR

## Description



88 FLEET STREET

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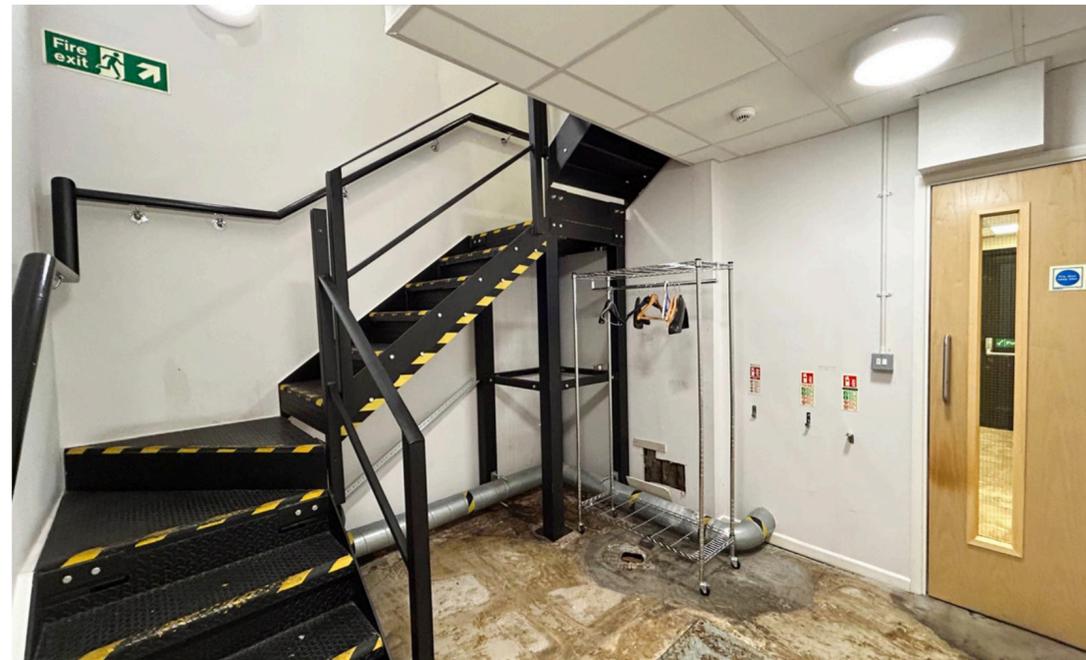
This spacious retail unit, spanning 1,200 square feet over two floors, offers a versatile space perfect for a variety of occupiers. Previously home to a well established jeweller, the unit features a ground floor with large display windows that provide excellent street-level visibility, ideal for showcasing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

RIB

# Specification

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



## Location



Gaicho



Brasserie Blanc



Editor's Tap



The Old Bank of England

## 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.

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## Accommodation

Net Internal Area

Lower Ground Floor 60.57 SQM/ 652 SQFT  
Ground Floor 59.64 SQM/ 642 SQFT

Floor	Lower Ground & Ground Floor
Total Size (sq.ft.)	1,294
Quoting Rent (p.a.) excl.	£77,500
Service Charge	ad-hoc
Estimated Rates Payable (p.a.)	£39,039
<b>Estimated Occupancy Cost excl. (p.a.)</b>	<b>116,539</b>

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.

## LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 are 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 on request.

## VAT

TBC.

## FLOOR PLANS

Scaling floor plans available on request.

### Anti-Money Laundering Regulations

In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/source of funds, showing how the transaction is going to be funded may be required.

### 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. August 2024



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## CONTACT US

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