



47 Fleet Street

London, EC4Y 1BJ

Freehold for sale with an in-place revenue stream and significant value-add opportunities

4,529 sq ft

(420.76 sq m)

- Refurbishment opportunity, with an in-place income stream and significant value-add opportunities.
- El El Vino, an historic and famous wine bar and eatery, dating back more than 100 years, occupies the lower floors, on a lease expiring in 2036.
- Fully self-contained upper parts, arranged over 1st-4th floors, offering an office refurbishment opportunity for a developer, investor or occupier.

- Subject to obtaining the necessary consents, potential for extending to the rear and conversion for a range of alternative uses, including residential or a boutique apart-hotel scheme.
- Although not a Listed building, the property is situated within one of the City of London's 28 'Conservation Areas'
- Lies within the Fleet Street Quarter Business Improvement District, an area witnessing an unprecedented level of development and upgrading public spaces.

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Description

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 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.

The famous wine bar and eatery El Vinos, 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.

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. 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.

Location

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 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 is 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.

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
4th	553	51.38	Available
3rd	630	58.53	Available
2nd	650	60.39	Available
1st	685	63.64	Available
Unit	2,011	186.83	Occupied
Total	4,529	420.77	

Terms

The freehold interest is available, with vacant possession of the upper floors, and with the benefit of an income stream of £90,000 per annum from the lease to the ground floor & basement wine bar.



Summary

Available Size	4,529 sq ft
Price	Offers in excess of £2,000,000
VAT	Not applicable
EPC Rating	Upon enquiry

Viewing & Further Information

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Marketing text 1

Proposal

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







