

The Kiosk
98 Fleet Street
EC4Y 1DE

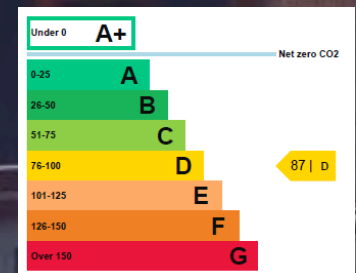
Class E - Retail /
Workshop / Office

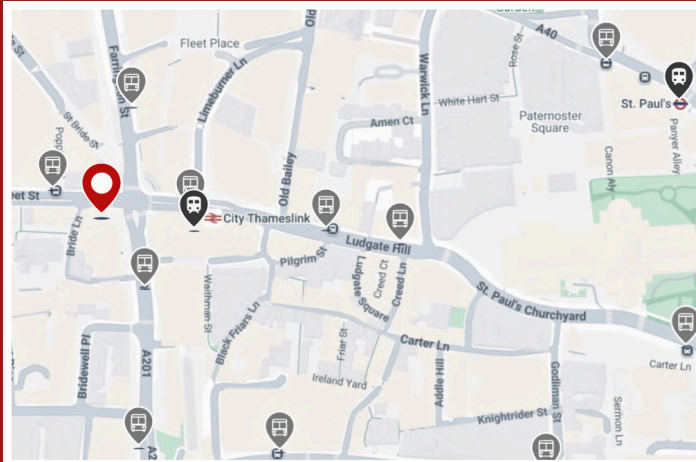
231 sqft - Ground &
Lower Ground Floors

£25,000 per annum
excl.

Available Now

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LOCATION:

Situated next to Ludgate Circus, the kiosk benefits from strong footfall in the heart of London's legal and financial district. The area is well-served by public transport, with City Thameslink, Blackfriars, and Temple stations in walking distance. Nearby occupiers include Pret A Manger, Leon, and Tesco Express, ensuring consistent pedestrian traffic throughout the day.

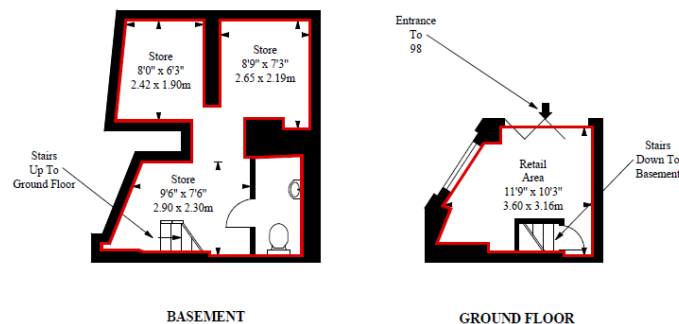
ACCOMMODATION:

Kiosk unit set out over ground and lower ground floors. Corner position provides excellent window frontage.

Ground Floor - 59 sqft

Lower Ground Floor - 172 sqft

Total - 231 sqft



USE:

Class E - Retail / Office / Workshop Usage.

Other uses may be considered.

TRANSACTION SUMMARY DETAILS

PRICE: £25,000 PAX, subject to a Rent Collection Fee of 5% plus VAT

TERMS: New lease on terms to be agreed.

**BUSINESS
RATES:** The VOA shows a Rateable Value of £16,250. Interested are encouraged to make their own enquiries with the local authorities to determine business rates payable.

**BUILDINGS
INSURANCE** The landlord insures the whole building and will recover a fair proportion of the cost from the tenant.

**LEGAL
COSTS:** The tenant is to underwrite the landlord's legal costs, refundable upon completion, or forfeit should the tenant withdraw prior.



CONTACT US TO ARRANGE A VIEWING:

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