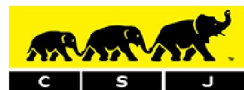




**62 FLEET STREET, TEMPLE, LONDON, EC4Y
1JU**

£58,000 Per Annum



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1273

www.csj.eu.com

info@csj.eu.com



Full Description

Ground floor and basement unit available on a lease assignment

Currently trading as a Vietnamese take away the current tenants are looking to sell on their remaining 17 year lease to include all fixtures and fittings as listed below.

- Full extraction system: Excellent condition
- 5 full length standing fridges: Good condition
- 1 large freezer: Good condition
- 2 standing freezers: Excellent condition
- 2 commercial microwaves: Excellent condition
- 1 double deep fryer: Excellent condition
- 1 built in counter top bain Marie: Excellent condition
- 1 large commercial oven: Good condition
- 2 medium commercial ovens: Excellent condition

Please be advised no items have been checked by CSJ and should be checked by interested parties before making any decision

Location

The property is situated just off Fleet Street on a prominent corner location at the junction of Bouverie Street and Pleydell Street. Chancery Lane, Temple and Blackfriars Underground Stations & City Thameslink are all within walking distance. There are numerous office occupiers close by and the property is close to the Inns of Court. Nearby occupiers include are Starbucks, Pret a Manger, Paul, McDonald's, Ryman, NatWest and HSBC banks and Robert Dyas

Terms

Lease assignment with 17 years remaining
 Passing rent: £58,000 per annum

Premium / goodwill £50,000 (all items listed in the description above to be included)

Viewing

The business is still trading and staff should not be approached

Contact sole agents
 Christopher St James
 020 8296 1270

Rates

We are informed by the tenants that rates payable are £9,000

Other

Disclaimer: Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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