



54 Fleet Street, London, EC4Y
Freehold Mixed Use Investment Building

CHESTERTONS



Investment Summary

- Building located in a historic central London location;
- Freehold Mixed Use Investment comprising one commercial unit and three studio flats; all fully let.
- Five flats sold off on private long leases.
- Retail lease is held on an FRI lease, inside of the L&T Act 1954
- Total Income circa £158,660 per annum

We are instructed to seek offers in excess of

£2,850,000

Currently producing £158,660 per annum

Chestertons Capital Markets

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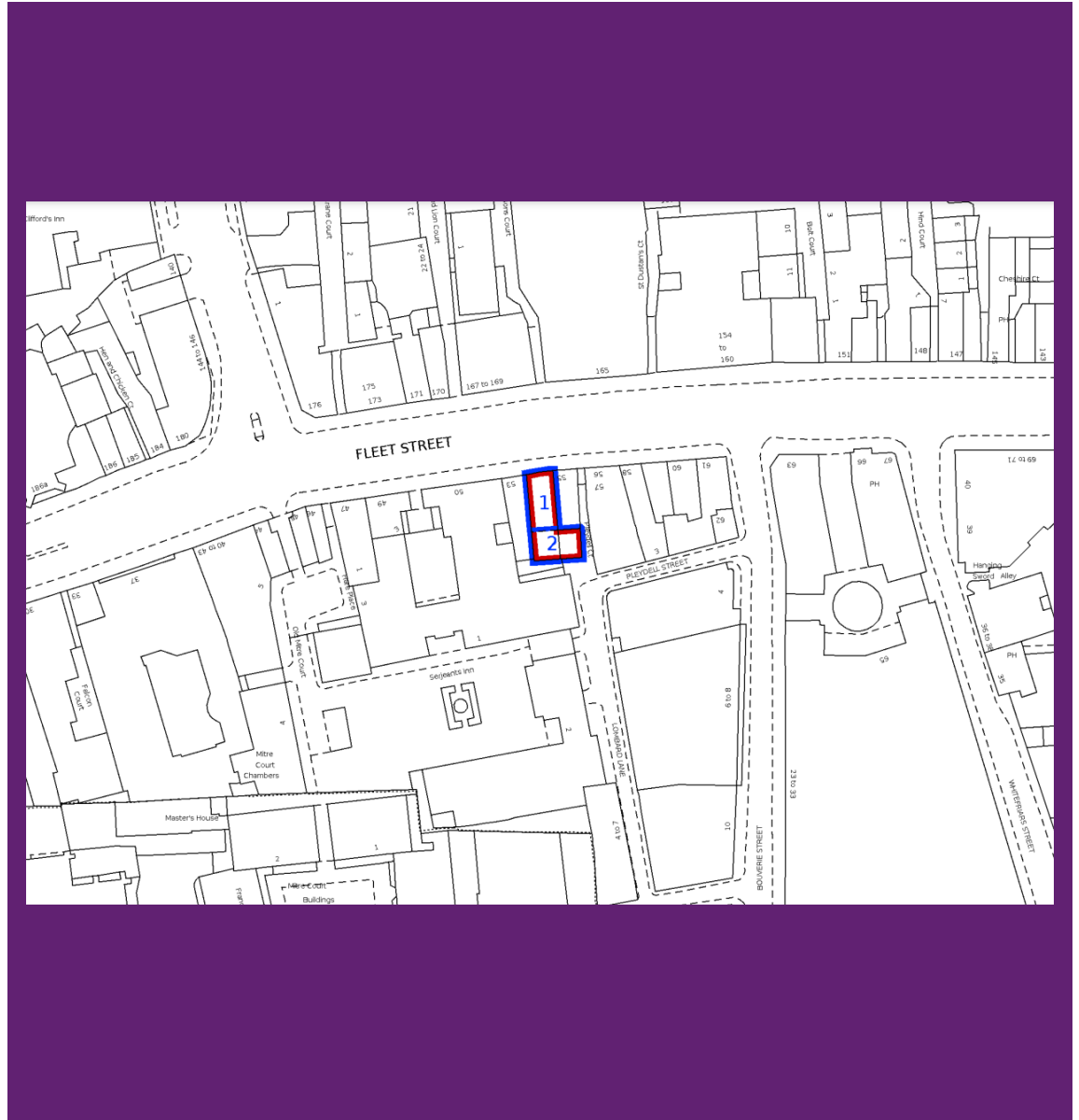
020 3040 8502

Location

Fleet Street is located in the heart of the City of London, boasting iconic history as the iconic centre of British journalism since the 16th century. Fleet Street stills remains as a vibrant thoroughfare, housing a mix of businesses, restaurants, legal institutions, with , continued significance as a hub of professional activity and historical charm in London.

Fleet Street is well served by public transport with three London Underground lines located nearby and local bus routes operating along the road, providing access to surrounding districts and other parts of central London.

City Thameslink station (Thameslink) is located approximately 0.34km, Blackfriars Tube Station (Circle, District and Thameslink) is approximately 0.45km, Temple (Circle and District) is located approximately 0.49km, and Chancery Lane (Central) is located approximately 0.53km from the property.



Residential Accommodation

The building is not Listed, nor is it situated in a Conservation Area.

The accommodation and tenancy details of the residential units are as follows:

	Floor Level	Beds	Bath	Ground Rent Payable	GIA (sq.ft.)	Rent (p.c.m)	Rent (p.a.)	Leasehold Term Expiry Date	Rental Term Expiry Date
Flat 1	1st	Studio	1	£300 to 2047, £600 to 2080, £900 till end	441	N/A		14/08/2213; years remaining	N/A
Flat 2	2nd	TBC	1	Peppercorn	441	N/A		01/08/2203; years remaining	N/A
Flat 3	3rd	TBC	1	£300 to 2047, £600 to 2080, £900 till end	441	N/A		23/10/2113; years remaining	N/A
Flat 4	4th	Studio	1	£300 to 2047, £600 to 2080, £900 till end	447	N/A		11/02/2114; years remaining	N/A
Flat 5	5th	Studio	1	£300 to 2047, £600 to 2080, £900 till end	343	N/A		20/08/2113; years remaining	N/A
Flat 6	1st	Studio	1	N/A	400	£1,755	£21,060	Flat in hand	18/07/2024
Flat 7	2nd	Studio	1	N/A	400	£1,800	£21,600	Flat in hand	23/03/2025
Flat 8	3rd	Studio	1	N/A	400	£1,750	£21,000	Flat in hand	13/03/2025

Commercial Unit

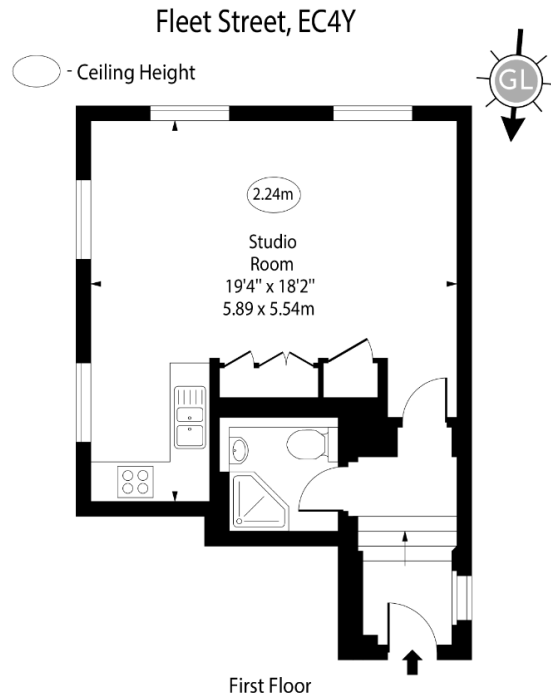
The accommodation and tenancy details of the retail unit are as follows:

	Floor Level	GIA (sq.ft.)	Rent(p.a.)	Term Expiry Date
Retail Unit	Ground & Lower Ground Floors	2,530	£95,000 pa	18/08/2030

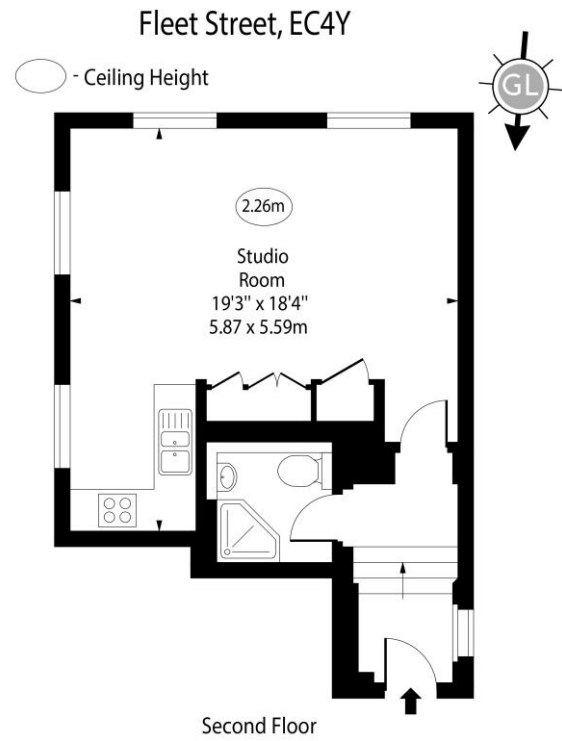
Retail Covenant

The property is occupied by Ruh Dental, a dental group with clinics located in Fleet Street, Notting Hill, and Manchester. The lease is governed by the Landlord and Tenant Act of 1954. The most recent rent review took place in August 2020, with the next scheduled for August 2025.

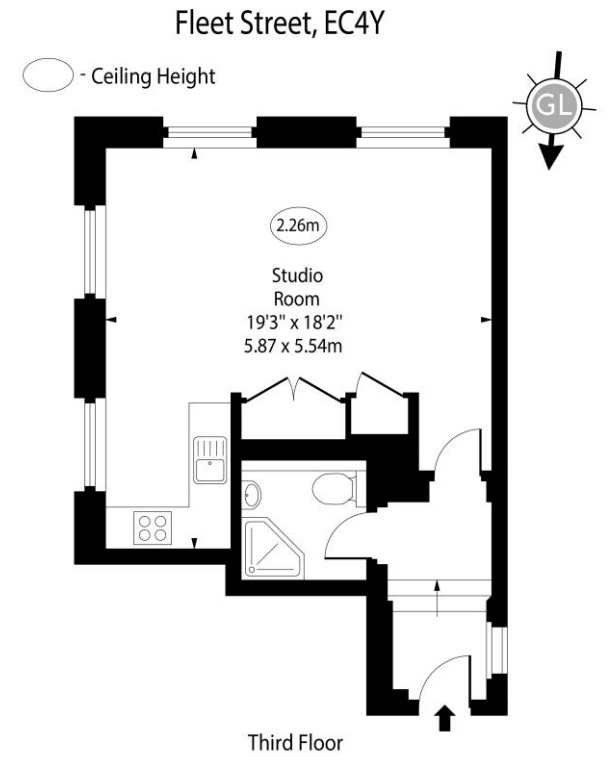
Residential Floorplans



Flat 6
400 sq.ft. (37.16 sq.m.)



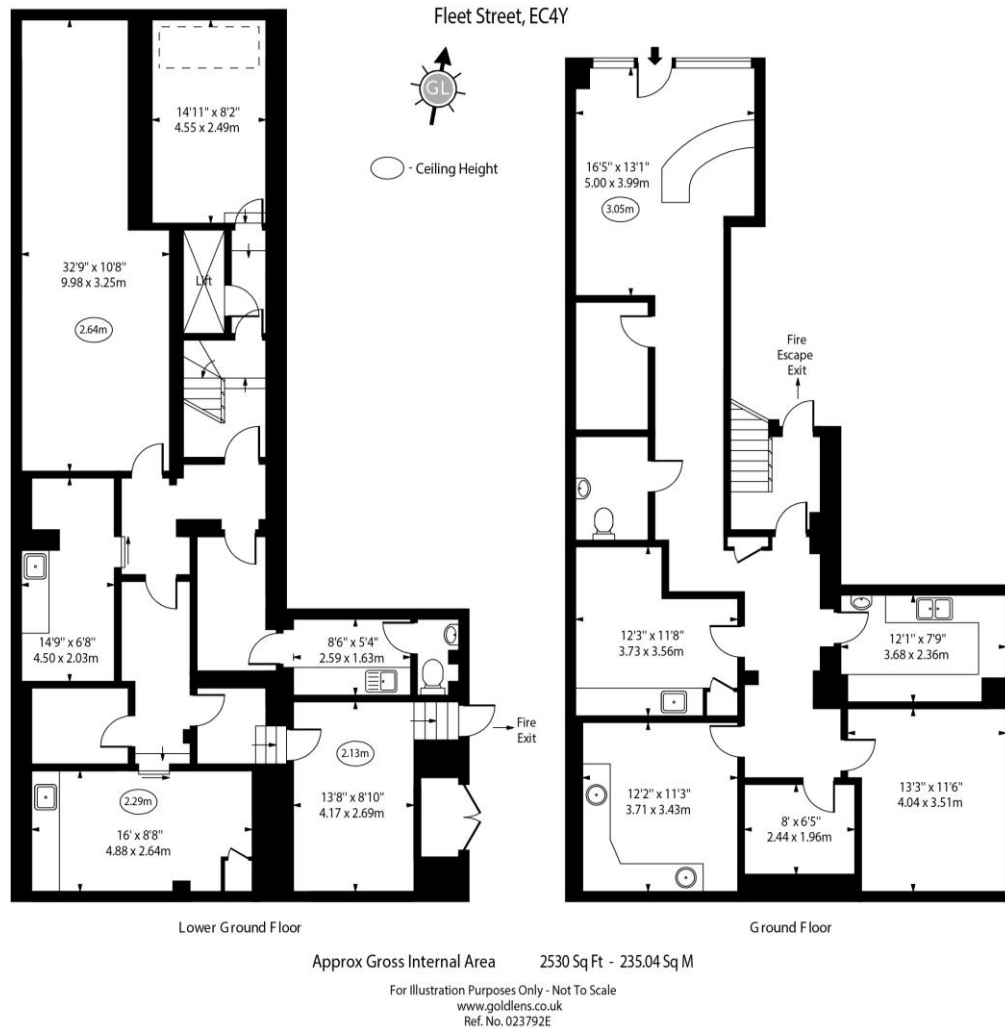
Flat 7
400 sq.ft. (37.16 sq.m.)



Flat 8
400 sq.ft. (37.16 sq.m.)

Commercial Floorplans

2,530 sq.ft. (235.04 sq.m.)



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