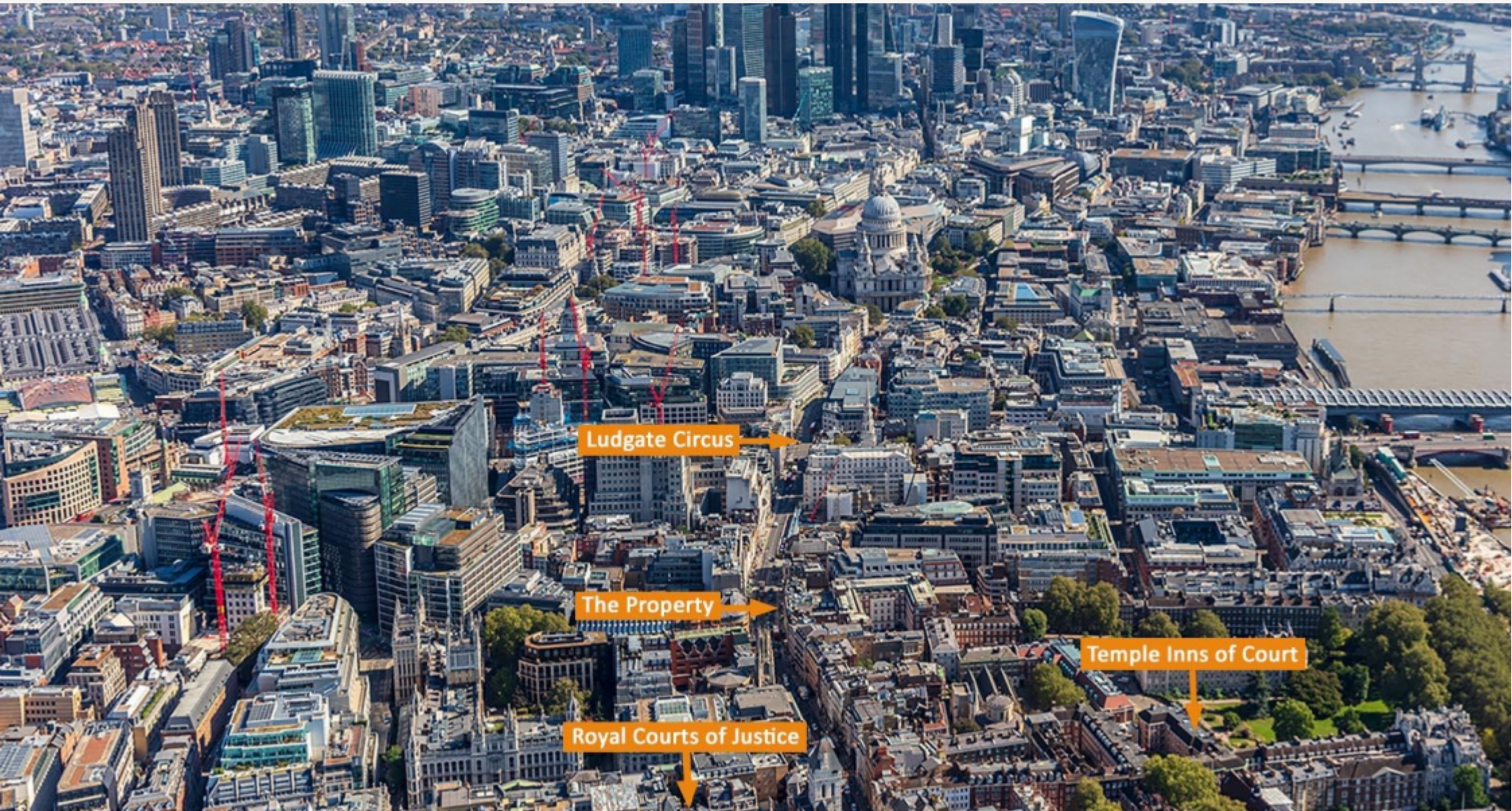


Lot 21, 55 Fleet Street, Temple, City of London, EC4Y 1JU

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



Freehold Retail, Office and Residential Conversion Opportunity (stc)

www.acuitus.co.uk

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Property Information

Freehold Retail, Office and Residential Conversion Opportunity (stc)

- Attractive 5 Storey Office Building
- Historic City of London Location 100m from Temple Church and Temple Inns of Court
- Residential Conversion Potential (subject to consents)
- Asset Management Potential
- No VAT
- Extremely Well Connected 350m to City Thameslink and 400m to Blackfriars Station
- Neighbouring Occupiers include KFC, Leon, Premier Inn, Paul, Hyatt and Tesco

Lot

21

Auction

2nd November 2023

Vacant Possession

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

350m west of City Thameslink, 400m north west of Blackfriars, 700m west of St Pauls Cathedral

Roads

A1, A4

Rail

City Thameslink (National Rail) & Blackfriars Underground (National Rail, Circle & District Lines), Temple Underground (Circle & District Lines), Chancery Lane (Central Lines)

Air

London Heathrow and London City Airport

Situation

The property is located in the heart of the City of London on the south side of Fleet Street, close to it's junction with Fetter Lane. The local quarter known as Temple is well established as London's legal quarter with the historic Inn of Court and other major occupiers including Goldman Sachs, Deloitte LLP, Taylors Wessing Solicitors and The Royal Courts of Justice. Blackfriars Railway Station is 400m east offering National Rail and Circle & District lines. The immediate area is predominantly office tenants with other nearby occupiers including KFC, Leon, Premier Inn, Paul, Hyatt and Tesco.

Tenure

Freehold.

EPC

Band E

Description

The property comprises an attractive mid terraced stone fronted building with a retail unit on the ground floor and basement and office accommodation on the first, second, third and fourth floors.

The property does not appear to be listed by Historic England and may benefit from residential conversion of the upper parts subject to consents.

VAT

VAT is not applicable to this lot.

Completion Period

Six Week Completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Possession
Ground	Retail	39.30	(423)	VACANT POSSESSION
Basement	Ancillary	44.80	(482)	
First	Office	35.95	(387)	
Second	Office	33.75	(363)	
Third	Office	20.85	(224)	
Fourth	Office	15.90	(171)	
Total Approximate Floor Area		190.55	(2,050)	

(1) The floor areas stated above are those published by the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/results>)

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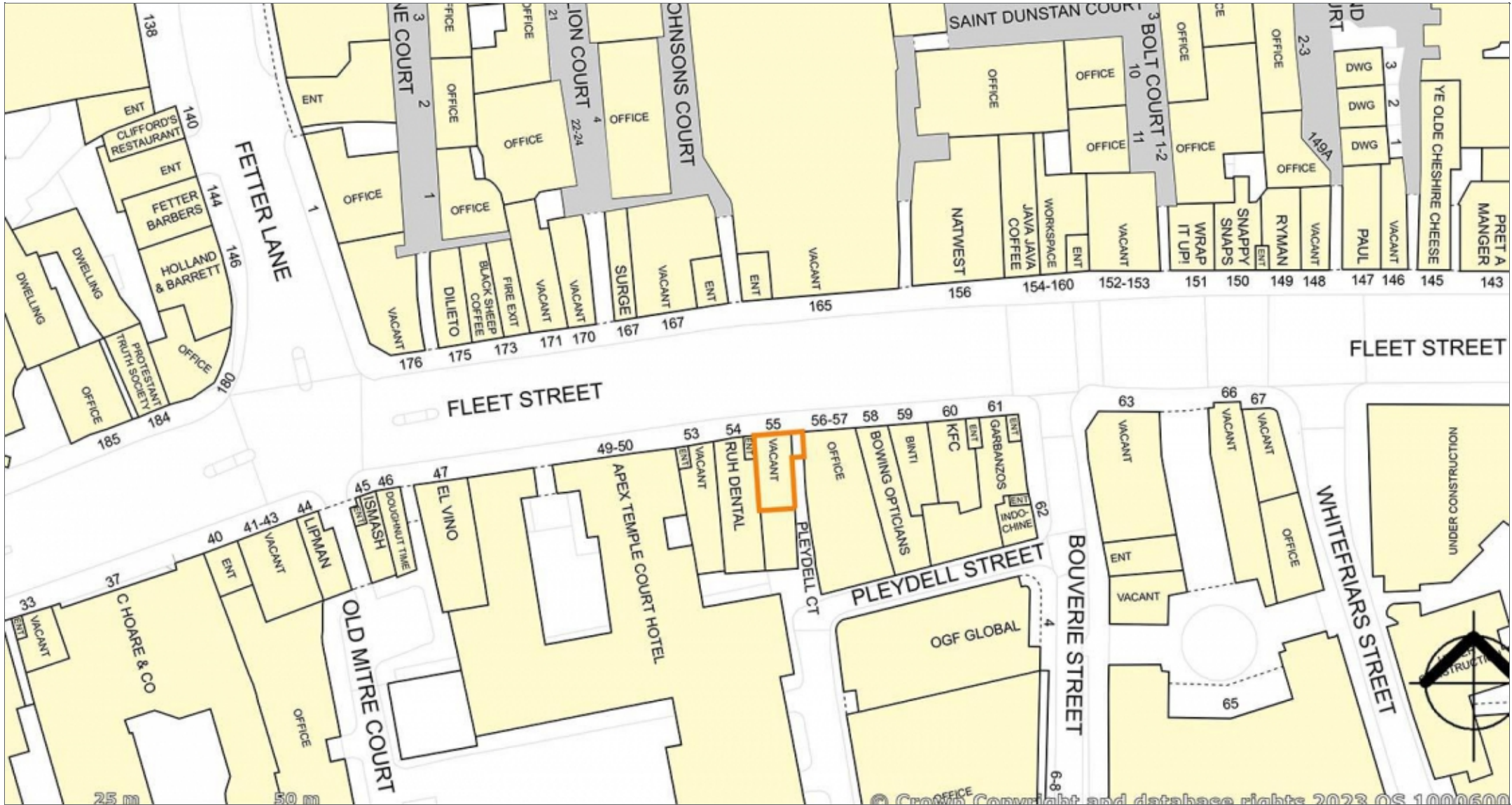


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September 2020