



RETAIL UNIT TO LET (A1 / A2 / A3 & B1)

149C MANCHESTER ROAD LONDON E14 3DN



LOCATION

The premises are situated on Manchester Road in a prominent trading location at its junction with Glenaffric Avenue. The premises serve a local densely populated residential community and is located approximately 150m from Island Gardens DLR Station.

DESCRIPTION

The premises has been finished to a shell condition with shop fronts installed, capped off services, exposed brickwork walls and concrete floors. The appropriate floor areas and dimensions are as follows:-

	М	ft
Net Frontage	7.79	25'6
Internal Width	8.63	28'3
Sales Area (NIA)	81.86 sq m	881 sq ft

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RENT

 \pounds 18,000 per annum exclusive, and excluding VAT (if applicable)

TENURE

A new Full Repairing and Insuring lease on terms to be agreed, subject to periodic upward only rent reviews.

USE

We understand the property has consent for A1/A2/A3 & B1 use within the Town and County Planning (Use Classes) Order 1987. However, prospective tenants should make their own enquiries with the local planning authority.

SERVICE CHARGE

The tenant will pay a contribution to the building and estate service charge annually.

RATES

Prospective tenants should make their own enquiries with the local rating authority.

LEGAL COSTS

Each party to bear their own costs incurred.

VIEWING

For further information and to arrange a viewing please contact SFP Property. www.sfpproperty.com

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SFP PROPERTY

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