

A1 Unit - Multiple Units Available

TO LET

Unit 38, Toynbee Street, London, E1 7NE



LOCATION The property is located on Toynbee Street, midway between its junction with Wentworth Street and Commercial Street. Both Aldgate East and Liverpool Street Underground stations are located within short walking distance.

DESCRIPTION The premises comprise a retail unit arranged on ground floor being in basic condition. The property is available as a single unit or can be combined with the neighboring unit (see separate details). The approximate areas and dimensions are as follows;

	M	Ft
Net Frontage:	4.16	13.64
Internal Width (maximum):	4.32	14.16
Shop Depth (maximum):	8.57	28.13
Sales Area (NIA):	32.43 sq m	349 sq ft

- TENURE** A new Full Repairing and Insuring lease on terms to be agreed, subject to periodic upward only rent reviews.
- RENT** Rental offers are sought in the region of £15,000 per annum exclusive and excluding VAT (if applicable).
- USE** We understand the property has consent for A1 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** The premises have been assessed as having a rateable value of £5,500.
- LEGAL COSTS** Each party to bear their own costs incurred.
- EPC** An EPC has been commissioned and will be available in due course.
- VIEWING** For further information and to arrange a viewing please contact SFP Property.

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