

RETAIL / RESTAURANT UNIT TO LET

SUBJECT TO VACANT POSSESSION

21 Commercial Street, London E1 6BD | Use Class E (A1/A2/A3/B1/D1/D2)*



DESCRIPTION ...

A modern ground floor fitted retail unit with aluminium and glass frontage. Approximate dimensions have been obtained from a Land Registry plan and areas follows:

Floor	Sq m	Sq ft
Ground Floor (NIA)	258	2,778

LOCATION ...

A lively, trendy and prominent trading location Commercial Street in close proximity to Aldgate East and surrounding amenities. The premises are surrounded by a variety of restaurants including Sichuan, Hungry Donkey, Culpepper and Yuu Kitchen. The area serves a densely populated vibrant and affluent residential community.

TENURE ...

A new FRI lease on terms to be agreed, subject to upward only rent reviews (to be granted outside of the Security of Tenure Provisions of Part II of the Landlord and Tenant Act 1954).

RENT ...

On application.

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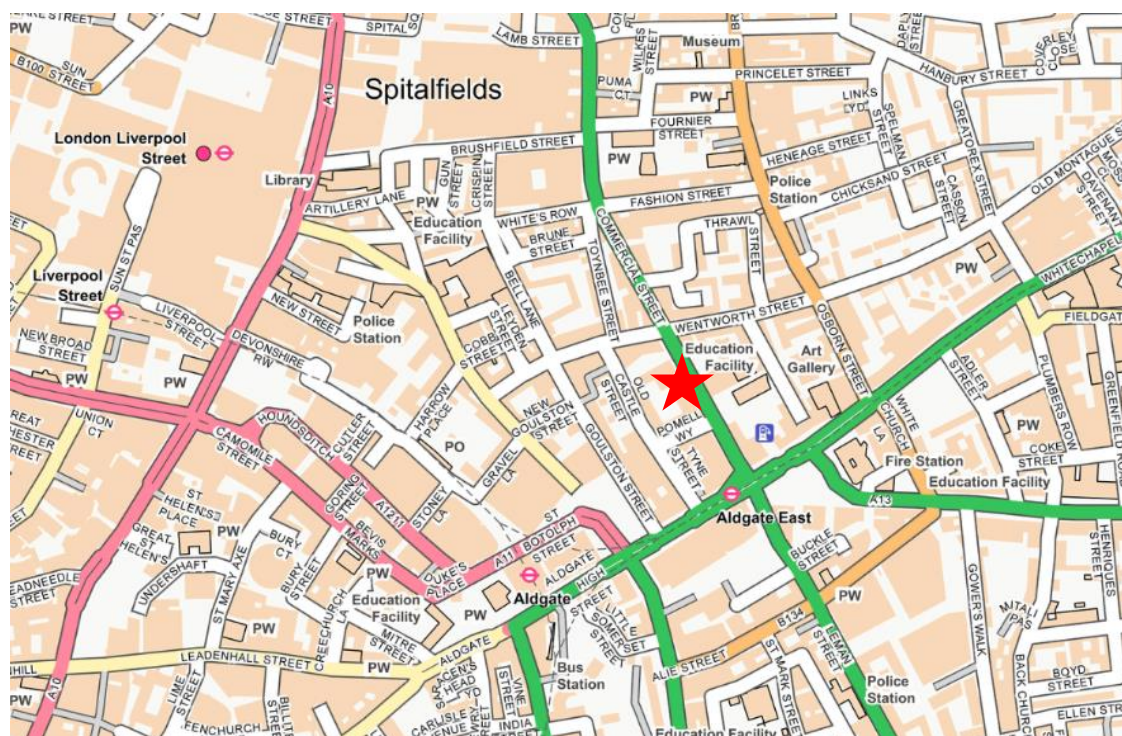


USES ...

The property benefits from E-Class Planning (A1/A2/A3/B1/D1/D2) subject to obtaining all necessary consents. Prospective tenants should make their own enquiries with the local planning authority.

SERVICE CHARGE ...

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



NEARBY ...

★ PRET ★

YUU
KITCHEN



THE
CULPEPER

TESCO
express

BUSINESS RATES ...

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

VAT ...

All rental or service charge figures are quoted exclusive of VAT, if applicable.

LEGAL COSTS ...

Each party to bear their own costs.

EPC ...

A copy of an EPC is available upon request.

VIEWING ...

For more information or to arrange a viewing please contact:

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