

Sui Generis Unit To Let

116 Salmon Lane, London, E14 7PQ | £20,000 per annum



DESCRIPTION ...

The premises comprises a ground floor lockup retail unit within of a three-storey mixed use block. The premises is divided into a small sales area, a large kitchen and a toilet to the rear. The approximate dimensions are as follows:

Floor	Sq m	Sq ft
Ground Floor (NIA)	41.81	450.08

LOCATION ...

The property is situated along Salmon Lane, just off the A13. The property benefits from excellent transport links, being located in close proximity to Limehouse station. Several bus services run along the A13. Salmon lane is a well-used local parade with good footfall.

TENURE ...

A 10-year lease term (to be granted outside of Part II of the Landlord and Tenant Act 1954).

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USE ...

We understand that the property has Sui Generis consent. Prospective tenants should make their own enquiries with the local planning authority.

EPC ...

EPC details available upon request.

RENT ...

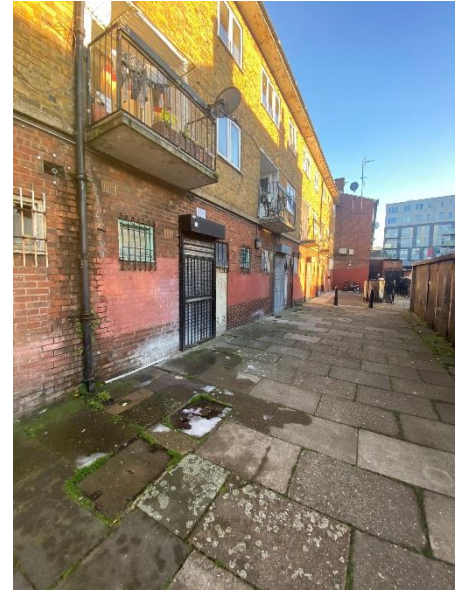
Rental offers are invited in the region of £20,000 per annum (excluding VAT if applicable).

BUSINESS RATES ...

All interested parties should make their own enquiries with the relevant local authority.

LEGAL COSTS ...

Tenant to bear both parties' legal costs.



VIEWING ...

For further information or to arrange a viewing, email: JessicaL@sfpgroup.com.

Alternatively, please call the details below:

Elliot Dowsett-Ward

T: 07810 349857

E: elliot.dowsett-ward@sfpgroup.com

Jack Bayes

T: 07880 796813

E: jack.bayes@sfpgroup.com



SFP PROPERTY | 10 ENSIGN HOUSE | ADMIRALS WAY | MARSH WALL | LONDON E14 9XQ



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