

CLASS E UNITS TO LET

Brayford Square, Stepney Green, London, E1 0SG | Use Class E



Unit 3a



Unit 3b



Unit 2



Unit 4



| | Net Internal Area (sq ft) | Rent per annum exclusive, Ex VAT (If applicable). |
|---------|---------------------------|---|
| Unit 2 | 1,224.94 | £20,000 |
| Unit 3a | 684.12 | £15,000 |
| Unit 3b | 469.32 | £12,500 |
| Unit 4 | 1,182.57 | £20,000 |

DESCRIPTION

Four ground floor lock up retail units that vary in size. All units benefit from full length security shutters across the shop frontage.

The properties are separated into a main sales floor, with toilets and storage towards the rear of the properties. Units 3a and 3b are in a good and usable condition. Units 2 and 4 require refurbishment.

USE

We understand that the units have Class E consent. Prospective tenants should make their own enquiries with the local planning authority.

BUSINESS RATES

The tenant to pay business rates. Please make enquires with the Valuation Office Agency for the rateable value of the property.

VIEWING

For further information or to arrange a viewing, email jessical@sfpgroup.com Alternatively, please call the details below:

Jack Bayes

T: 07880 796813

E: jack.bayes@exigenproperty.co.uk

Elliot Dowsett-Ward

T: 07810 349857

E: elliot.dowsett-ward@exigenproperty.co.uk

LOCATION

The properties are situated in the Brayford Square shopping precinct. The surrounding area is a retail area with similar units. The properties benefit from excellent road, bus, and overground train links. The properties are within walking distance of multiple local bus stops and Shadwell DLR station. They are surrounded by residential blocks.

TENURE

An effectively FRI lease for a term of 5 years, with a rolling break clause from year 3. The lease to be excluded from the security of tenure provisions of Part II of the Landlord and Tenant Act 1954.

EPC

Available on request.

LEGAL COSTS

Each party to bear their own legal costs.

UTILITIES

The tenant will be responsible for their usage.



Unit 3a



Unit 3b



Unit 2



Unit 4