



CLASS E RETAIL UNIT TO LET

10 Wentworth Street, London, E1 7TF | Offers in region of £15,000 per annum.



DESCRIPTION ...

The premises comprises a ground floor and basement retail unit.

The property frontage comprises aluminium framed glass windows and a glass door with signage above.

Internally the ground floor is an open shop floor, and the basement is separated into storage and WC facilities.

The approximate dimensions are as follows:

Floor	Sqm	Sqft
Ground Floor (NIA)	15.84	170.50
Basement (NIA)	21.67	233.22
Total (NIA)	37.51	403.72

LOCATION ...

The property is located on Wentworth Street, East London. Wentworth Street is a busy commercial road, adjoining the busy Commercial Street. The street is home to Petticoat Lane Market.

The property is in walking distance from Aldgate East, Aldgate and Liverpool Street Stations. Additionally, several bus routes serve the local area.

USE ...

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

TENURE ...

An FRI lease term to be agreed (to be granted outside of Part II of the Landlord and Tenant Act 1954).

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RENT ...

Rental offers are invited in excess of £15,000 per annum (excluding VAT if applicable).

EPC ...

EPC details available upon request.

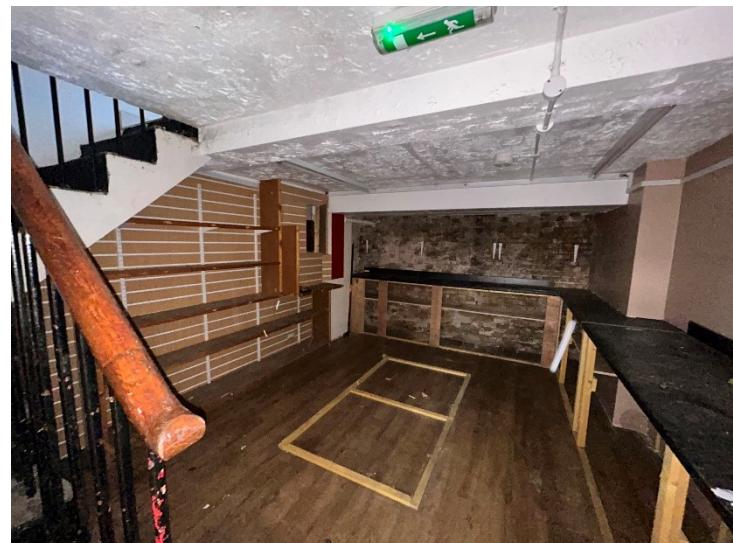


BUSINESS RATES ...

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

LEGAL COSTS ...

Each party to bear own legal costs.



VIEWING ...

For further information or to arrange a viewing, please contact the details below:

Jack Bayes
T: 07880 796813
E: jack.bayes@exigenproperty.co.uk

MISREPRESENTATION ACT 1967 ...

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

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