



CLASS E RETAIL UNIT TO LET

8 Bell Lane, London, E1 7LA | Offers in the region of £20,000 per annum.



DESCRIPTION ...

The premises comprises a ground floor retail unit.

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

Internally the property is an open shop floor at the front and kitchenette, storage and WC facilities at the rear.

There is no rear entrance.

The approximate dimensions are as follows:

| Floor | Sqm | Sqft |
|-------------|-------|--------|
| Total (NIA) | 49.64 | 534.32 |

LOCATION ...

The property is located along Bell Lane, East London. Bell Lane is a busy commercial side road, connecting Goulston Street to Crispin 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 the region of £20,000 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

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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.

Elliot Dowsett-Ward

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