SFP PROPERTY

PROMINENT RETAIL UNIT TO LET

173 East India Dock Road, Chrisp Street Market, Poplar London, E14 6AQ

LOCATION Fronting East India Dock Road (A13) serving a densely populated local customer base. All Saints DLR station is located approximately 50m to the south. The premises are located fronting East India Dock Road and are close to **Post Office, Barclays** and the **Idea Store**.

DESCRIPTION Comprising a double fronted retail unit with aluminum and glass shop frontage and roller shutters in basic condition. The approximate areas and dimensions are as follows;

	M	Ft
Net Frontage:	10.03	33'9"
Internal Width:	10.16	33'3"
Shop Depth (maximum):	12.88	42'3"
Sales Area (NIA):	107.19 sq m	1,154 sq ft
Storage:	11.13 sq m	120 sq ft

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

RICS

IMPORTANT NOTICE SFP Property and their clients give notice that 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of the client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should be not be assumed that the property has all necessary planning, building regulation or other consents and SFP Property have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3. All rent, prices or other charges given are exclusive of VAT. 4. No person in the employment of SFP Property has any authority to make of give any representation or warranty whatsoever in relation to this property.

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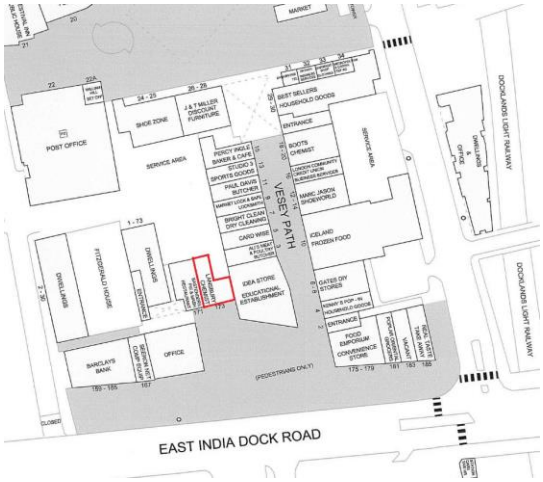
TENURE	The premises are offered by way of a short term lease or license agreement. Further details upon request.
RENT	On application
USE	We understand the property has consent for A1/D1 use within the Town and County Planning (Use Classes) Order 1987. However, prospective tenants should make their own enquiries with the local planning authority.
SERVICE CHARGE	The tenant will pay a contribution to the building and estate service charge annually.
RATES	Prospective tenants should make their own enquiries with the local rating authority.
LEGAL COSTS	Each party to bear their own costs incurred.
EPC	An EPC has been commissioned and will be available in due course.
VIEWING	For further information and to arrange a viewing please contact SFP Property.

Harry Dee 020 7531 2388 harryd@sfpgroup.com

Jeremy Perceval 020 7538 2222 jeremyp@sfpgroup.com



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