

## RETAIL UNIT TO LET (A1 / A2 / A3 & B1 )

149C MANCHESTER ROAD  
LONDON  
E14 3DN



### LOCATION

The premises are situated on Manchester Road in a prominent trading location at its junction with Glenaffric Avenue. The premises serve a local densely populated residential community and is located approximately 150m from Island Gardens DLR Station.

### DESCRIPTION

The premises has been finished to a shell condition with shop fronts installed, capped off services, exposed brickwork walls and concrete floors. The appropriate floor areas and dimensions are as follows:-

	M	ft
Net Frontage	7.79	25'6
Internal Width	8.63	28'3
Sales Area (NIA)	81.86 sq m	881 sq ft

### RENT

£18,000 per annum exclusive, and excluding VAT (if applicable)

### TENURE

A new Full Repairing and Insuring lease on terms to be agreed, subject to periodic upward only rent reviews.

### USE

We understand the property has consent for A1/A2/A3 & B1 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.

### VIEWING

For further information and to arrange a viewing please contact SFP Property.

[www.sfpproperty.com](http://www.sfpproperty.com)

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