

INDIVIDUAL OR MULTIPLE UNITS AVAILABLE

**20, 22, 24 TOYNBEE STREET
 LONDON
 E1 7NE**



LOCATION

Located on Toynbee Street, midway between its junction with Wentworth Street and Commercial Street. Both Aldgate East and Liverpool Street Underground stations are located within short walking distance.

DESCRIPTION

Comprising 3 retail units arranged on ground floor being in basic condition. The property is available as a single unit or can be combined with neighbouring unit. The approximate areas and dimensions are as follows:-

	20		22		24	
	M	ft	M	ft	M	ft
Net Frontage	4.89	16'4	3.40	11'16	3.89	12'76
Internal Width	10.99	36'6	4.30	14'11	4.32	14'17
Total Area (NIA)	34.38	370	31.79	342	33.15	357
	sq m	sq ft	sq m	sq ft	sq m	sq ft

RENT

Rental offers are sought in the region of £17,000 pa exclusive and excluding VAT (if applicable) (per unit).

TENURE

FRI leases on terms to be agreed, subject to periodic upward only rent reviews.

EPC

An EPC has been commissioned and will be available in due course.

USE

No. 22 and 24 have consent for A1 use within the Town and Country Planning (Use Classes) Order 1987. However, prospective tenants should make their own enquiries with the local planning authority. 20 Toynbee Street has consent for A5 takeaway use.

SERVICE CHARGE

The tenant will pay a contribution to the building and estate service charge annually.

RATES

No 20 has been assessed as having a rateable value of £6,400

No 22 has been assessed as having a rateable value of £5,900

No 24 has been assessed as having a rateable value of £5,900

LEGAL COSTS

Each party to bear their own costs incurred.

FURTHER INFORMATION

For further information please contact SFP Property.

www.sfpproperty.com

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