SFP PROPERTY



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	
	М	ft	М	ft	М	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 sq m	370 sq ft	31.79 sq m	342 sq ft	33.15 sq m	357 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 Clauses) 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 $\pounds6,400$

No 22 has been assessed as having a rateable value of $\pounds 5,900$

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LEGAL COSTS

Each party to bear their own costs incurred.

FURTHER INFORMATION

For further information please contact SFP Property. <u>www.sfpproperty.com</u>

Harry Dee

0207 531 2388 harryd@sfpgroup.com Jeremy Perceval 020 7536 2930

jeremyp@sfpgroup.com



RICS

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

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