

RETAIL UNIT TO LET

**36 TOYNBEE STREET
LONDON
E1 7NE**



LOCATION

The property is located on Toynbee Street, adjacent to Son of a Stag and close to Architekton, in a rapidly improving retail location close to Petticoat Lane Market. Both Aldgate East and Liverpool Street Underground stations are located within a short walking distance.

DESCRIPTION

The premises comprise a ground floor retail unit in basic condition. The property is available as a single lock up unit. The approximate dimensions are as follows:-

	M	Ft
Net Frontage	4.70	15.42
Internal Width	4.77	15.65
Shop Depth	8.70	28.54
Sales Area (NIA)	32.91 sq m	354 sq ft

RENT

£17,500 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 (to be granted outside of Part II of the Landlord and Tenant Act 1954).

USE

We understand that the property has consent for Class A1 use within the Town and Country Planning (Use Classes) Order 1987. Prospective tenants should make their own enquiries with the local planning authority.

SERVICE CHARGE

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

BUSINESS RATES

The premises has been assessed as having a rateable value of £10,750.

LEGAL COSTS

Each party to bear their own costs incurred.

EPC

A copy of an EPC is available upon request.

VIEWING

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

Joshua Langridge

0207 531 2384

joshual@sfggroup.com

Connor O'Brien

020 7510 0033

connoro@sfggroup.com

Jessica Lonsdale

020 7536 2930

jessical@sfggroup.com