

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

LONDON E3 4TU  
Beckett Court, Burdett Road



### LOCATION

Located on Burdett Road approximately 30m to the south of its junction with the Mile End Road (A11). Wentworth Mews is used as a cut through from Mile End Station to Burdett Road. Mile End Underground Station located approximately 100m to the north east of the premises.

### DESCRIPTION

A ground floor retail unit completed to a shell condition with full height shop front (aluminium finish), capped off services and floors and ceiling finished in concrete. The premises approximate areas are as follows;

	M	ft
Net Frontage	5.86	19'2
Return Frontage	6.51	21'4
Shop Width (max)	8.05	26'4
Shop Depth (max)	13.5	45'11
Ground Floor Area (GIA)	88.35 sq m	951 sq ft

### RENT

£29,500 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.

### USE

The unit has consent for A1, A2 or B1 uses within the Town and Country Planning (Use Classes) Order 1987. Further details and plans are available on request.

### SERVICE CHARGE

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

### RATES

To be assessed.

### VIEWING

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

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

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