

NEW TO MARKET – PROMINENT A3 OPPORTUNITY

**62 Wentworth Street,
London, E1 6BD**

Triple Fronted with External Piazza Seating



LOCATION The premises occupy a prominent corner pitch on the junction of Wentworth Street and Commercial Street, with further frontage to a pedestrianised external piazza. Located midway along Commercial Street, between Aldgate East station and Spitalfields Market, also within close proximity to Petticoat Lane Market. Occupiers in the vicinity include The Culpepper, Zengi Restaurant, Agah Turkish Restaurant, Chicago Rib Shack and Hungry Donkey Greek Kitchen.

DESCRIPTION The premises are arranged over ground floor only and benefit from an external seating area.

Ground Floor	1,833 sq ft
External Piazza	24 covers
Total Area	1,833 sq ft / 170.35 sq m



LEASE A new full repairing and insuring lease on terms to be agreed, subject to periodic upward only rent reviews and to be granted outside of Part II of the Landlord and Tenant Act 1954.

RENT £77,500 per annum exclusive and excluding VAT (if applicable).

USE The unit has consent for A1, A2 or A3 Use within the Town and County Planning (Use Classes) Order 1987.

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

RATES

Rateable Value	£67,000
Rates Payable	£32,093

Interested parties are advised to verify with the Local Rating Authority.

EPC An Energy Performance Certificate is available upon request.

LEGAL COSTS Each party to be responsible for payment of their own costs.

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

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