

RETAIL UNIT TO LET

15 WAGER STREET
LONDON
E3 4JD

LOCATION

Located on Wager Street which is situated off Bow Common Lane, within a secondary retailing location serving the local community.

The premises adjoin a Costcutter, Dentist, Accountants and other complimentary uses.

DESCRIPTION

A single fronted end of terrace retail unit with a timber and glass frontage, which formerly traded as a hair salon. The approximate areas and dimensions are as follows;

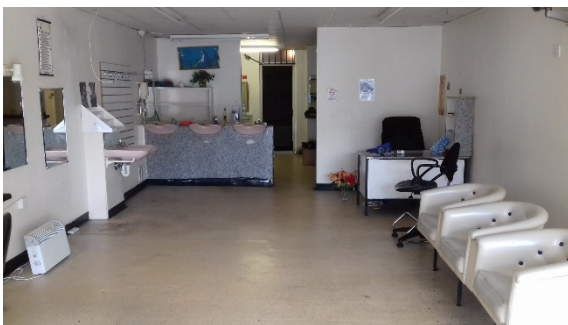
DIMENSIONS	M	Ft
Net Frontage	4.53	14.86
Internal Width	4.76	15.62
Shop Depth	13.22	43.37
Sales Area (NIA)	59.79 sq.m	643.52 sq.ft
Rear Storage	19.08 sq.m	205.38 sq.ft

RENT

£10,000 per annum exclusive and excluding VAT (if applicable)

TENURE

A new Full Repairing and Insuring lease on terms to be agreed, subject to upward only rent reviews (to be granted outside of Part II of the Landlord and Tenant Act 1954).



USE

The property has consent for A1 use within the Town and County Planning (Use Classes) Order 1987. However, prospective tenants should make their own enquiries with the local planning authority.

BUSINESS RATES

The premises have been assessed as having a rateable value of £7,700. Prospective tenants should make their own enquiries with the local rating authority.

LEGAL COSTS

Each party to bear their own costs incurred in the matter.

EPC

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

VIEWING

For further information or to arrange a viewing, contact us at: enquiries@sfpproperty.com. Alternatively please call the details below.

Connor O'Brien

Jessica Lonsdale

T: 020 3069 3410

T: 020 7536 2930

E: connoro@sfggroup.com

E: jessical@sfggroup.com

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

