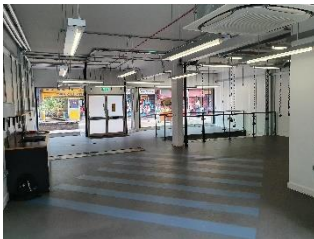


**CLASS E UNIT
SHORT TERM LET**
12 – 14 Vesey Path
Chrip Street Market
Poplar
London
E14 6BT



USE

We understand that the property has Class E consent.

Prospective tenants should make their own enquiries with the local planning authority.

LOCATION

The property is located within Chrip Street Market within a vibrant retail market location close to East India Dock Road and Chrip Street. The property is located within a short walking distance of ALL Saints DLR Station.

DESCRIPTION

The property is a ground floor and basement retail unit in basic condition. The property is available immediately. The approximate dimensions are as follows:-

	M2	Ft2
Ground	162.8	1,752.9
Basement	84.3	907.8
Total	247.1	2660.7

RENT

£27,500 per annum exclusive, Ex VAT (If applicable)

TENURE

A maximum of a three year lease (to be granted outside of Part II of the Landlord and Tenant Act 1954).

SERVICE CHARGE & BUSINESS RATES

The tenant to pay contributions to business rates and service charges.

Please make enquires with the Valuation Office Agency for the rateable value of the property.

LEGAL COSTS

Each party to bear their own costs incurred.

EPC

A copy of an EPC is available upon request.

VIEWING

For further information or to arrange a viewing, email Jessical@sfpgroup.com. Alternatively, please call the details below.

Duncan Knight MRICS

Tom Dawes

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T: 020 7536 2930

E: Duncank@sfpgroup.com

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