

## CLASS E UNIT TO LET

**Unit 2**  
**Brayford Square**  
**Stepney Green**  
**London**  
**E1 0SG**



### LOCATION

The property is located within Brayford Square, just off the busy Commercial Road, backing onto a vast residential area, providing good passing trade. Shadwell DLR and Overground station are a 10 minute walk away.

### DESCRIPTION

The property is a ground floor retail unit in need of fitout. The property has a main sales floor, toilets, and storage to the rear. The property is available immediately. The approximate dimensions are as follows:-

	M2	Ft2
Main Sales	83.39	897.61
Storage	30.41	327.33
<b>Total</b>	<b>113.8</b>	<b>1,224.94</b>

### RENT

£20,000 per annum exclusive, Ex VAT (If applicable)

### TENURE

A five year lease with rolling breaks (to be granted outside of Part II of the Landlord and Tenant Act 1954).

### USE

We understand that the property has Class E consent.

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

### BUSINESS RATES

The tenant to pay contributions to business rates.

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@sfggroup.com](mailto:Jessical@sfggroup.com). Alternatively, please call the details below.

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