

CLASS E UNIT TO LET

34 Toynbee St, London E1 7NR | Use Class E



DESCRIPTION ...

The property comprises a ground floor retail unit with a main sales area and kitchen, WC and storage area to the rear. The approximate dimensions are as follows:

Floor	Sq m	Sq ft
Ground Floor (NIA)	34	365

LOCATION ...

The premises are located on Toynbee Street, situated in between Commercial Street and Wentworth Street. The surrounding area is a busy retailing area with Spitalfields Market and Wentworth Street Market in close proximity. Aldgate East Underground station is a short walk away.

TENURE ...

A lease term to be agreed (to be granted outside of Part II of the Landlord and Tenant Act 1954).

RENT ...

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

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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.

VIEWING ...

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

USES ...

We understand that the property has Class E consent. Prospective tenants should make their own enquiries with the local planning authority.

EPC ...

A copy of an EPC is available upon request.

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