



CLASS EUNIT TO LET - £16,000 per annum

95 Chrisp Street, London E14 6GG



DESCRIPTION ...

The property comprises a ground floor retail unit with glass frontage and double doors. Storage and WC areas are to the rear of the unit.

The approximate dimensions are as follows:

Internal Width	7.07 m	23.20 ft
Internal Depth	7.25 m	23.79 ft
Ground Floor	51.25 sq. m	551.65 sq. ft
Storage	4.59 sq. m	49.41 sq. ft
Toilet	3.92 sq. m	42.20 sq. ft
Total Area (NIA)	59.76 sq. m	643.26 sq. ft

LOCATION

The premises are located on Chrisp Street in Poplar. The retail unit is set within a modern mixed-use building in an area experiencing large-scale development. All Saints and Langdon Park DLR stations are both a short walk away with the latter almost opposite the premises. Adjacent to the property lies Chrisp Street Health Centre.

TENURE ...

Lease term to be agreed and to be granted outside Part II of the Landlord and Tenant Act 1954.

RENT ...

£16,000 per annum exclusive, Ex VAT (If applicable).

USE...

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

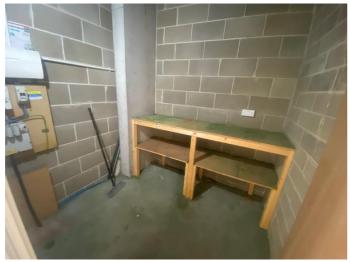
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A copy of an EPC is available upon request.

BUSINESS RATES ...

Please make enquiries 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:

Tom Dawes

T: 07917 118866

E: tom.dawes@sfpgroup.com

Dorcas Ogundele

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EPC ...

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