

# CLASSE UNIT 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
<b>Total Area (NIA)</b>	<b>59.76 sq. m</b>	<b>643.26 sq. ft</b>

## 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 of 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.

# CLASS E UNIT TO LET - £16,000 per annum

95 Crisp Street, London E14 6GG



## 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@sfggroup.com](mailto:JessicaL@sfggroup.com).

Alternatively, please call the details below:

**Tom Dawes**

T: 07917 118866

E: [tom.dawes@sfggroup.com](mailto:tom.dawes@sfggroup.com)

**Dorcas Ogundele**

T: 07917 901566

E: [dorcas.ogundele@sfggroup.com](mailto:dorcas.ogundele@sfggroup.com)

**Rizwan Yanful**

T: 07442 523174

E: [rizwan.yanful@sfggroup.com](mailto:rizwan.yanful@sfggroup.com)

## EPC ...

A copy of an EPC is available upon request.

SFP PROPERTY | 10 ENSIGNHOUSE | ADMIRALSWAY | MARSHWALL | LONDON E14 9XQ



**IMPORTANT NOTICE:** SFP Property and their clients give notice that 1. They are not authorised to make or give any representation or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of the client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and SFP Property have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3. All rent, prices or other charges given are exclusive of VAT. 4. persons in the employment of SFP Property has any authority to make or give any representation or warranty whatsoever in relation to this property.