

CLASS E UNIT TO LET

12 Wentworth Street, London E1 7PN | Use Class E



DESCRIPTION ...

The property comprises a ground floor retail unit, with a basement containing WC facilities and storage area. The approximate dimensions are as follows:

| Floor | Sq m | Sq ft |
|--------------|-----------|------------|
| Ground Floor | 35 | 380 |
| Basement | 30 | 320 |
| Total | 65 | 700 |

LOCATION ...

The premises are located on Wentworth Street, situated in between Commercial Street and Middlesex 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 ...

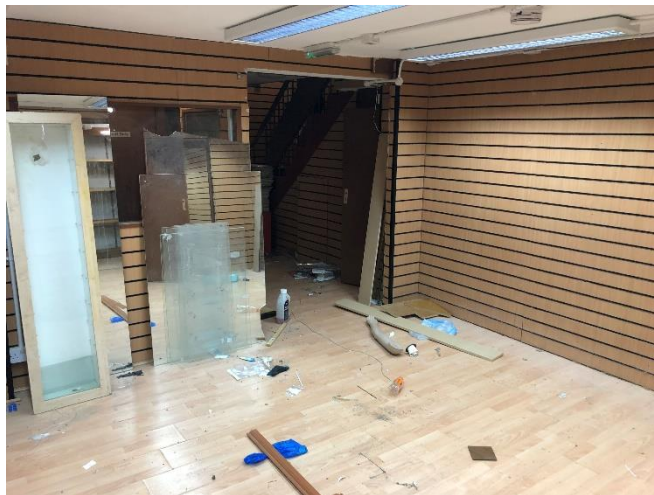
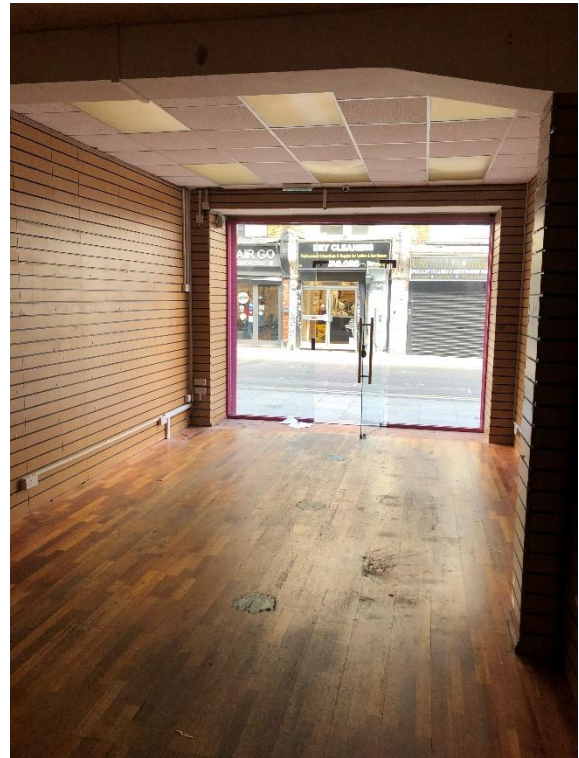
A lease term to be agreed (to be granted outside of Part II of the Landlord and Tenant Act 1954).

RENT ...

£30,000 per annum exclusive, Ex VAT (If applicable).

CLASS E UNIT TO LET

12 Wentworth Street, London E1 7PN | Use Class E



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.

SAHABA BEGUM
T: 020 3831 7242
E: sahaba.begum@sfpgroup.com

TOM DAWES
T: 07917 118866
E: tom.dawes@sfpgroup.com

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.