185 BOW COMMON LANE, LONDON, E3 4JJ
ALL USE CLASSES CONSIDERED

**Exterior Fit Out Contribution Available
Rent Free Period for Internal Fit Out Available**

LOCATION
Located on the corner of Wager Street and Bow Common Lane in Mile End, in a densely populated residential area. The unit is located close to a surface car park with a small collection of local retailers.

DESCRIPTION
A vacant commercial unit arranged on ground floor and basement on the site of a former Public House. The Property benefits from a return frontage. The premises are to be let in shell condition. There is the potential to subdivide the Property into two or three units. The Property has the following approximate dimensions.

DIMENSIONS	Sq. m	Sq. ft
Ground Floor Area	159.82	1,720
Total Area	**159.82**	**1,720**

TENURE
A new effectively full repairing and insuring lease for a term of up to 10 years. Subject to periodic upward only rent review (to be granted outside of the security of tenure provisions of Part II of the Landlord and Tenant Act 1954).

RENT:
£35,000 per annum exclusive of VAT (if applicable)

USE
We understand that the property has old A4, now Sui Generis consent.

Alternative uses considered; prospective tenants should make their own enquiries with the local planning authority.

BUSINESS RATES
The premises does not appear in the rating list for 1 April 2015. However we recommend that prospective tenants make their own enquiries with the local rating authority.

LEGAL COSTS
Each party to bear their own costs incurred.

EPC
An EPC has been requested and will be available in due course.

VIEWING
For further information please contact per the adjacent details or to arrange a viewing, email **Jessical@sfpgroup.com**.

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RICS