



To Whom it May Concern

Contact: Harry Dee  
Extension: 0207 531 2388

Our Ref: LBT0001/HD/no160316.1

Dear Sir/Madam

**138 Salmon Lane, London, E14 7PQ ("the Premises")**

Thank you for your interest in the Premises.

SFP Property have been instructed by the London Borough of Tower Hamlets to conduct block viewings at the Premises on the following dates:-

- 12 April 2016 (10:00-12:00)
- 28 April 2016 (10:00-12:00)
- 3 May 2016 (10:00-12:00)
- 10 May 2016 (10:00-12:00)

All interested parties must complete an application form and submit all offers provided to Harry Dee of SFP Property by close of business on 13 May 2016.

Yours faithfully

  
**Jeremy Perceval FRICS**  
**SFP Property**

Enc

## RETAIL UNIT TO LET (A1 / A2)

**138 SALMON LANE  
LONDON  
E14 7PQ**



### LOCATION

The premises are situated in a secondary retail parade on Salmon Lane close to its junction with Commercial Road. The premises serve a local densely populated residential community and is located approximately 400m from Limehouse DLR Station.

### DESCRIPTION

The premises are presented in good condition with solid floors, suspended ceilings, air conditioning and single glazed aluminium shop front. Includes a service yard and access to a service road at the rear. The appropriate floor areas and dimensions are as follows:-

	M	ft
Net Frontage	4.89	16'4
Internal Width	10.99	36'6
Total Area (NIA)	45.07 sq m	485 sq ft

### RENT

£12,000 per annum exclusive, and excluding VAT (if applicable)

### TENURE

A new Full Repairing and Insuring lease for a period of 5 years to be granted outside the Landlord and Tenant Act 1954.

### USE

We understand the property has consent for A1 & A2 use within the Town and County Planning (Use Classes) Order 1987. However, prospective tenants should make their own enquiries with the local planning authority.

### SERVICE CHARGE

The tenant will pay a contribution to the building and estate service charge annually.

### RATES

The premises have been assessed as having a rateable value of £6,400. However, prospective tenants should make their own enquiries with the local rating authority.

### LEGAL COSTS

Each party to bear their own costs incurred.

### FURTHER INFORMATION

For further information please contact SFP Property.  
[www.sfpproperty.com](http://www.sfpproperty.com)

#### Harry Dee

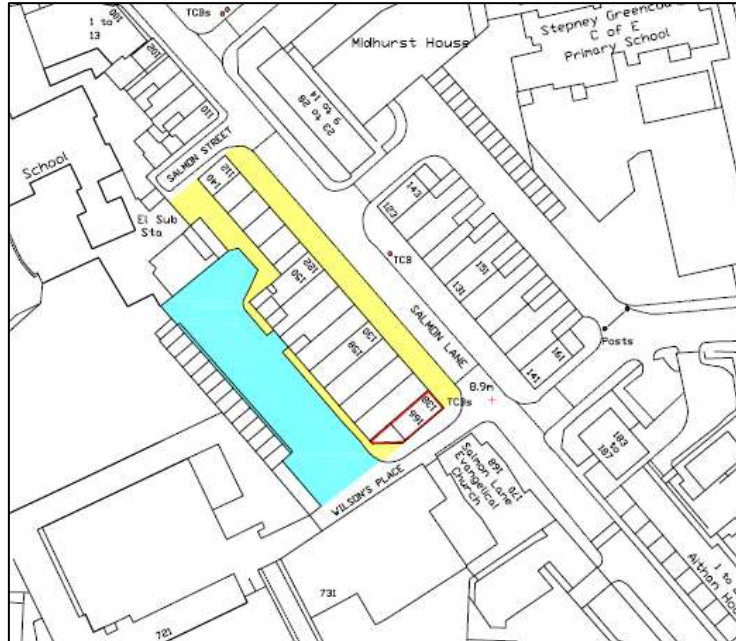
0207 531 2388

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#### Jeremy Perceval

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### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 91 This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient