

Class E Unit To Let

59 Bow Road, London E3 2AD | £20,000 per annum



DESCRIPTION ...

The premises comprises a ground and basement lockup retail unit within of a five-storey mixed use block. The premises is divided into the main service space, kitchenette, storage and a bathroom. The approximate dimensions are as follows:

Floor	Sq m	Sq ft
Ground Floor (NIA)	32.95	354.62
Basement (NIA)	41.69	448.73
Total	74.63	803.35

LOCATION ...

The property is situated on Bow Road, in the heart of East London. The property benefits from excellent transport links being located across the road from Bow Road underground station; along with both Mile End and Bow Church stations being within 10 minutes' walk. The property also sits directly on several bus routes.

TENURE ...

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

RENT ...

Rental offers are invited in the region of £20,000 per annum (excluding VAT if applicable).

Class E Unit To Let

59 Bow Road, London E3 2AD | £20,000 per annum



USE ...

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

EPC ...

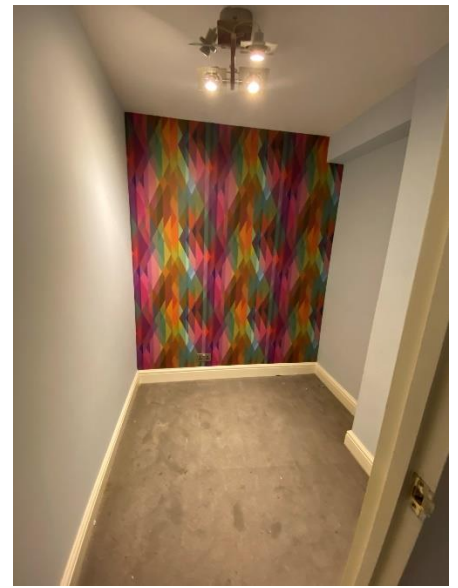
EPC details available upon request.

BUSINESS RATES ...

All interested parties should make their own enquiries with the relevant local authority.

LEGAL COSTS ...

Tenant to bear both parties' legal costs.



VIEWING ...

For further information or to arrange a viewing, email: JessicaL@sfpgroup.com.

Alternatively, please call the details below:

Elliot Dowsett-Ward

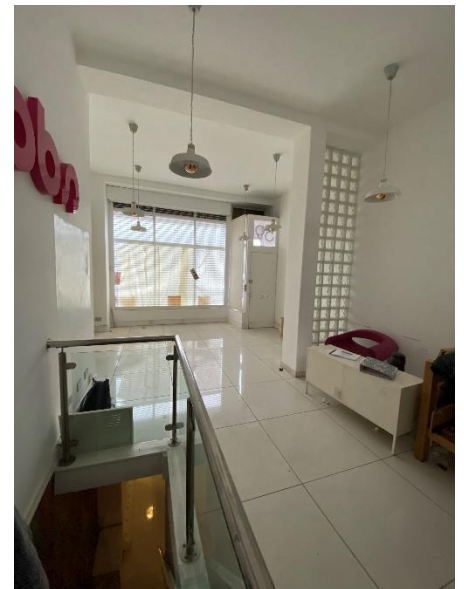
T: 07810 349857

E: elliot.dowsett-ward@sfpgroup.com

Jack Bayes

T: 020 383 17242

E: jack.bayes@sfpgroup.com



SFP PROPERTY | 10 ENSIGN HOUSE | ADMIRALS WAY | MARSH WALL | 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.