

Class E Unit To Let

7 Calvert Avenue, London, E2 7JP | £35,000 per annum



DESCRIPTION ...

The premises comprises a ground floor lockup retail unit within of a five-storey mixed use block. The premises is divided into a large open sales area and a toilet to the rear. The approximate dimensions are as follows:

Floor	Sq m	Sq ft
Ground Floor (NIA)	55.89	601.53

LOCATION ...

The property is situated just off Shoreditch High Street, along the attractive Calvert Avenue. The property benefits from excellent transport links being located in close proximity to Shoreditch overground station and Hoxton station. Several bus services run along Shoreditch High Street.

TENURE ...

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

SFP PROPERTY | 10 ENSIGN HOUSE | ADMIRALS WAY | MARSH WALL | LONDON E14 9XQ

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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.

RENT ...

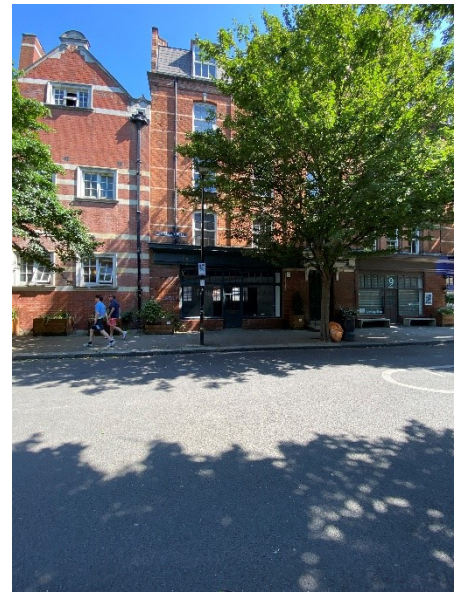
Rental offers are invited in the region of £35,000 per annum (excluding VAT if applicable).

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

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Jack Bayes

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