

CLASS E UNIT TO LET

Circa £22,500 pa.

7 New Goulston Street London E1 7QD

LOCATION

The property is located along New Goulston Street on the boundary of the London Borough of Tower Hamlets and the City of London. The property is located in close proximity to Aldgate, Aldgate East and Liverpool Street underground stations. There are multiple bus routes servicing the area.

DESCRIPTION

The property comprises a ground floor and basement retail unit. The ground floor is comprised of a main sales area, W/C and storage facilities. The basement has been separated, by partition, into five rooms.

The approximate dimensions are as follows:-

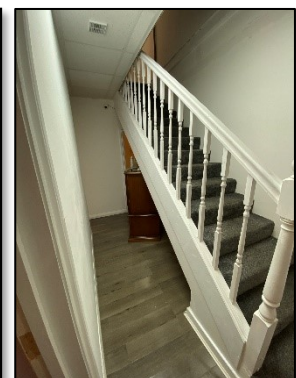
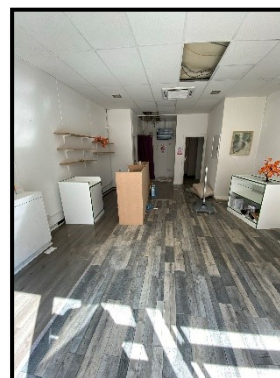
	M2	Ft2
Ground floor	39.87	429.16
Basement	41.67	448.58
Total	81.54	877.74

VIEWING

For further information or to arrange a viewing, email Jessical@sfpgroup.com. Alternatively, please call the details below.

Jack Bayes
 T: 07880 796813

Elliot Dowsett-Ward
 T: 07810 349857



RENT

Circa £22,500 per annum exclusive and excluding VAT (If applicable).

EPC

Available upon request.

BUSINESS RATES

Prospective tenants are recommended to enquire of the VOA.

USE

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

TENURE

A lease term by arrangement subject to periodic upward only rent reviews, and will be outside of the Security of Tenure provisions of Part II of the Landlord and Tenant Act 1954.

