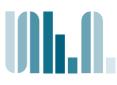
SFP PROPERTY



# **Class E Unit To Let**

49 West India Dock Road, London, E14 8HN | £20,000 per annum



#### **DESCRIPTION**...

The premises comprises a ground floor lockup retail unit within of a three-storey mixed use block. The premises is divided into a large sales area, a small kitchen and a toilet to the rear.

The property is in good condition with modern finishes and air conditioning.

The approximate dimensions are as follows:		
Floor	Sq m	Sqft
Ground Floor (NIA)	60.29	648.97

### LOCATION ...

The property is situated on Birchfield Street, fronting on to West India Dock Road. The property benefits from excellent transport links, being located in close proximity to Westferry DLR Station, and being served by several bus routes.

#### **TENURE** ....

A 10-year lease term (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



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 IMPORTAIN NOTLETS SHP Property and their clients give notice that 1. They are not autonoised to make or give any representation of warrantes in reliaton to the property either here or elsewhere, either on their own behalf or 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 of 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.

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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 £20,000 per annum (excluding VAT if applicable).

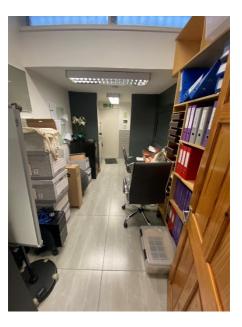
#### **BUSINESS RATES ...**

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**

T: 07810 349857 E: elliot.dowsett-ward@sfpgroup.com

APPROVED CODE

#### **Jack Bayes**

T: 07880 796813 E: jack.bayes@sfpgroup.com



**RICS** 

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