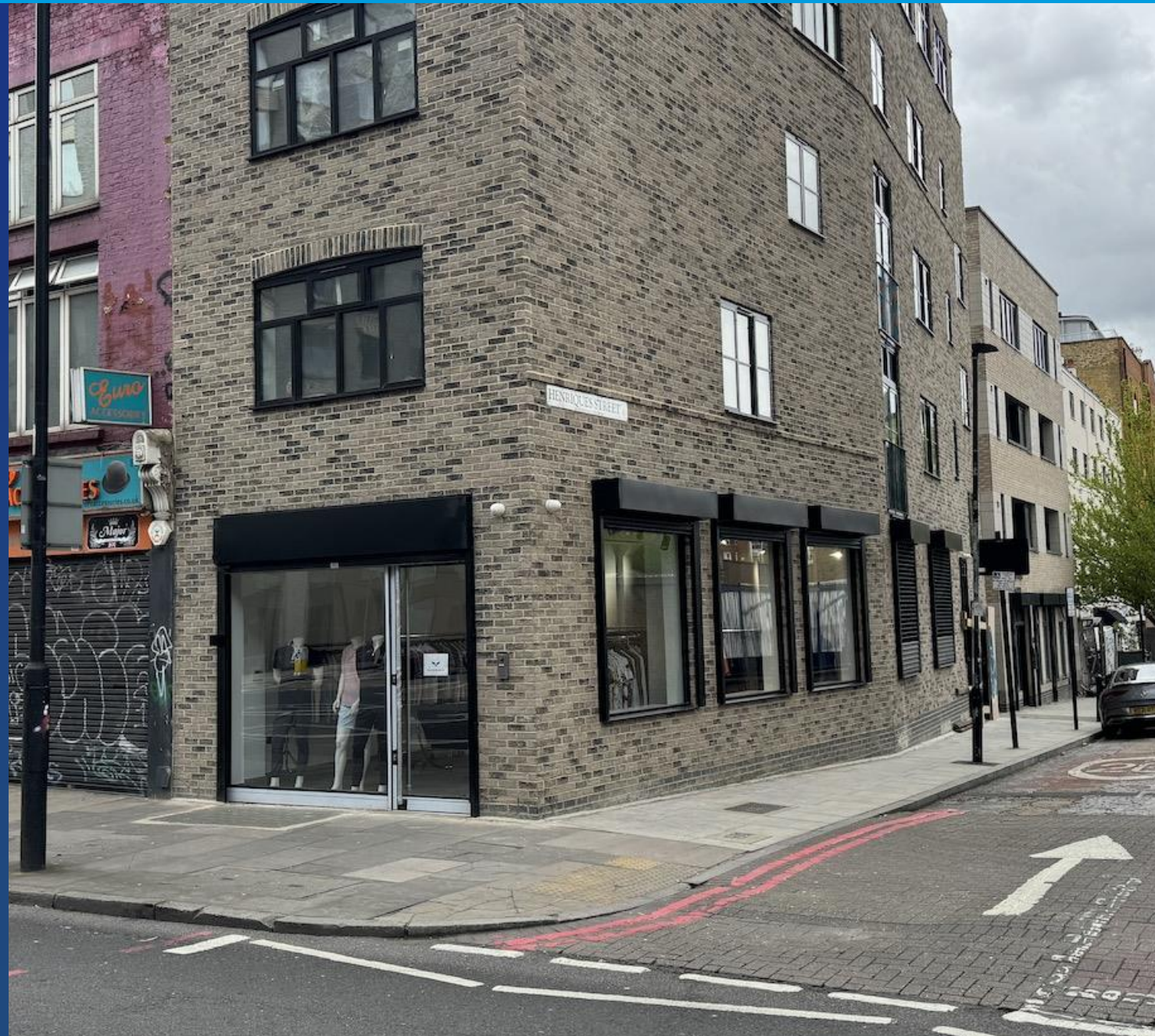


Highly Prominent Corner Retail Unit TO LET

- Highly Prominent Unit
- E Class Use
- New Lease Available
- Ground - 650 ft² / 62.43 m²
- Lower Ground - 749.17 ft² / 69.6 m²
- Excellent Condition
- Air Conditioning throughout
- Minutes From Aldgate East Station

84 Commercial Road,
London E1 1NU



Location:

It is located at the Western end of Commercial Road (A13) on the corner of Henrique Street and very close to the busy junction of Whitechapel Road (A11). The area is a hive of activity from the many fashion wholesalers to bars, restaurants, offices and the new Access Creative College opposite the property

Aldgate East – 6 min walk – Hammersmith & City & District line

Aldgate – 12 min walk – Overground & DLR Line

Whitechapel – 14 min walk – Elizabeth Line, District Hammersmith & City and Overground

Description:

The property consists of a prominent corner shop with a lower ground floor unit, WC & kitchenette facilities in excellent condition.

Ground Floor

Retail/Showroom	649.06 ft2	60.3 m2
Office	62.43 ft2	5.8 m2

Lower Ground

Office/Showroom	749.17 ft2	69.6 m2
WC	33.37 ft	3.1 m2
Kitchen/Staff Area	74.27 ft2	6.9 m2

Use:

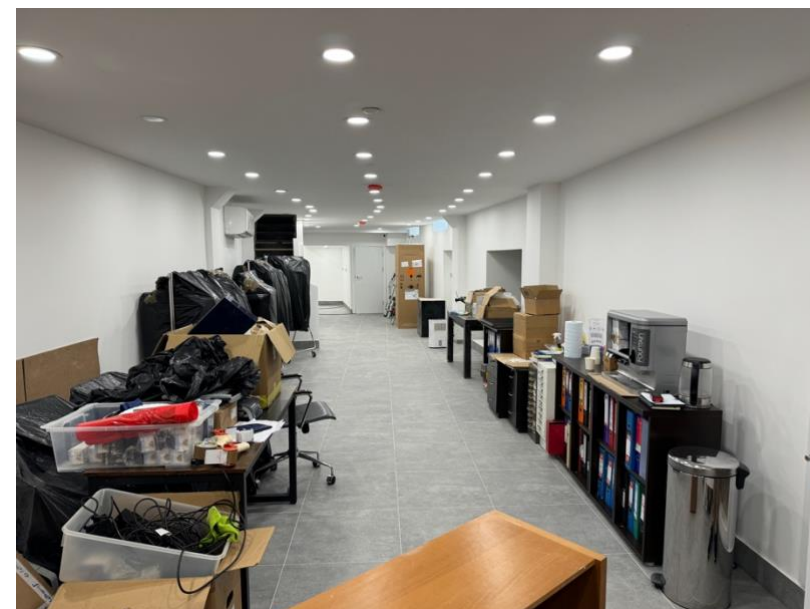
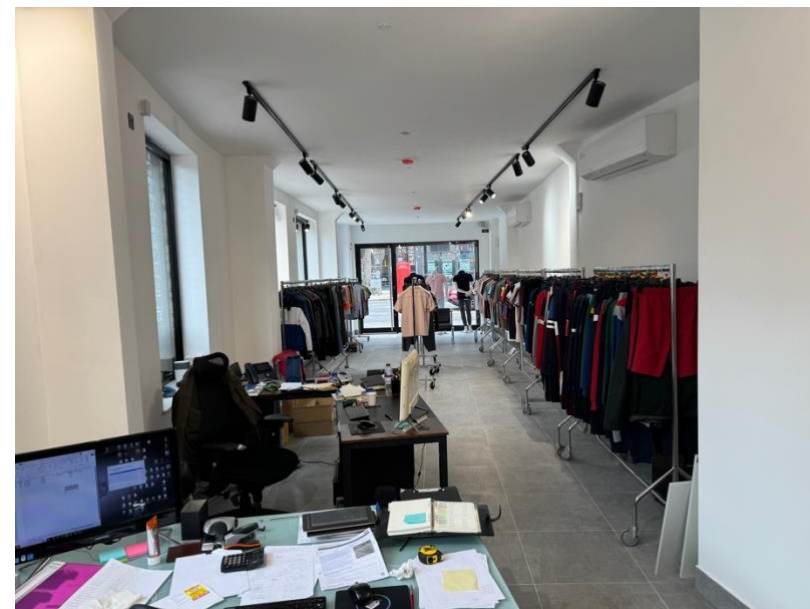
E Class use suitable for a variety of uses.

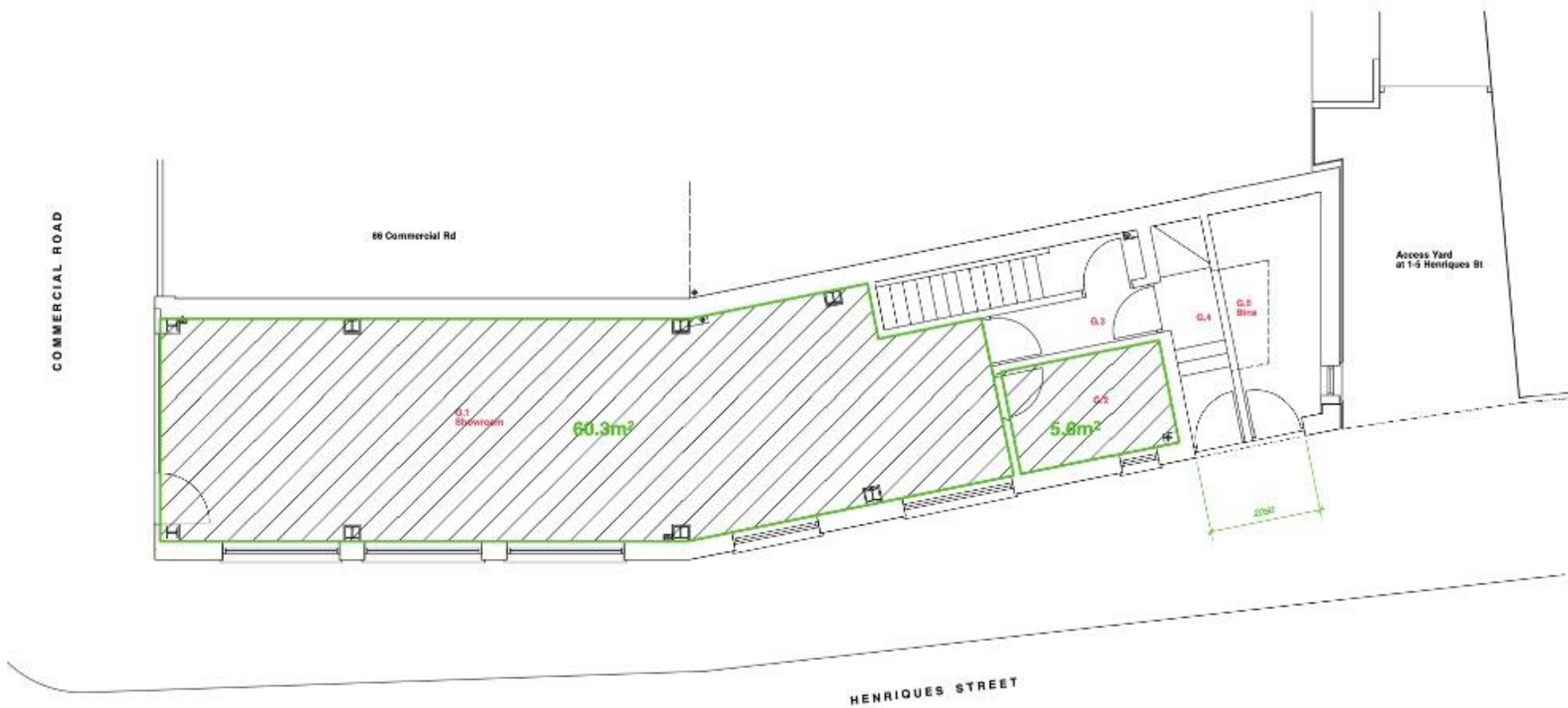
Tenure:

The property is available on a brand-new FRI lease, subject to agreement and will be upward only open market rent reviews.

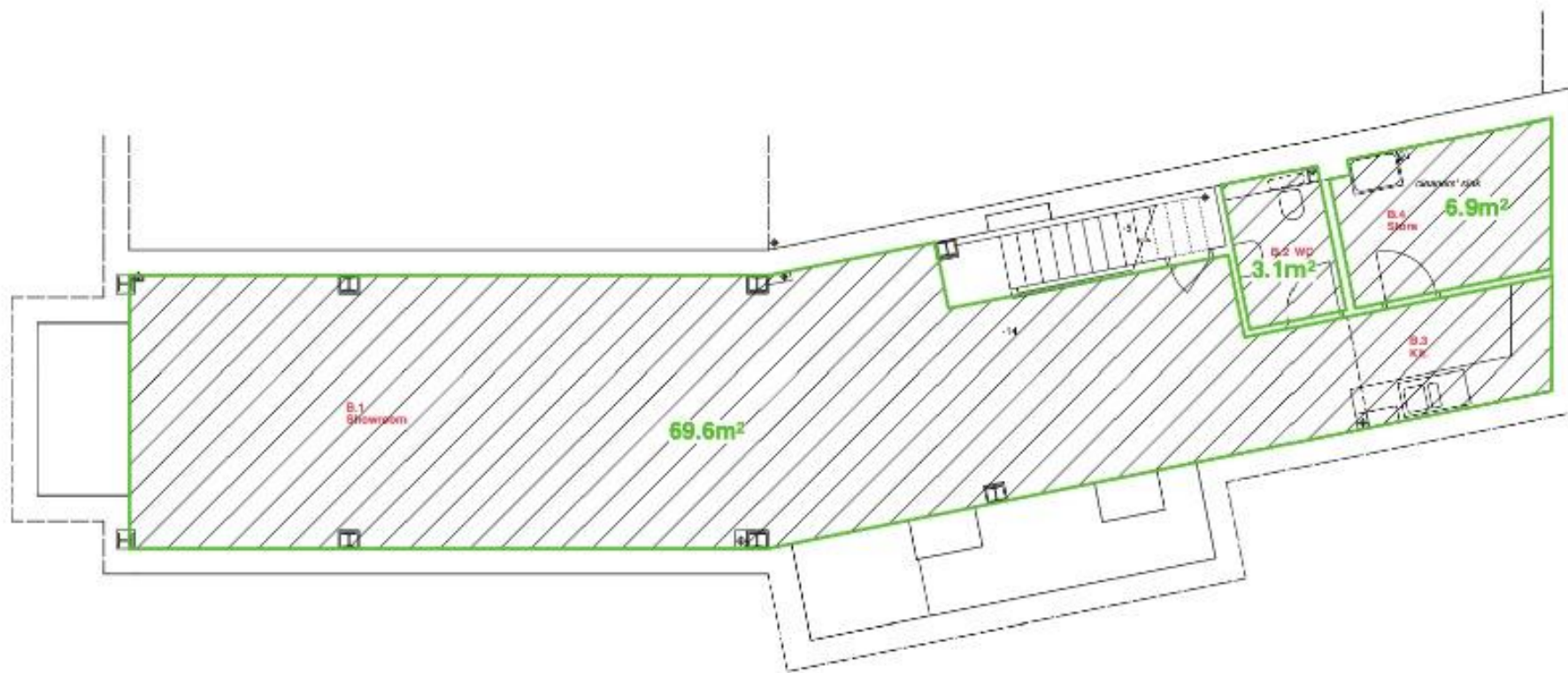
Rent:

Rental offers in the region of **£60,000** pax subject to contract.

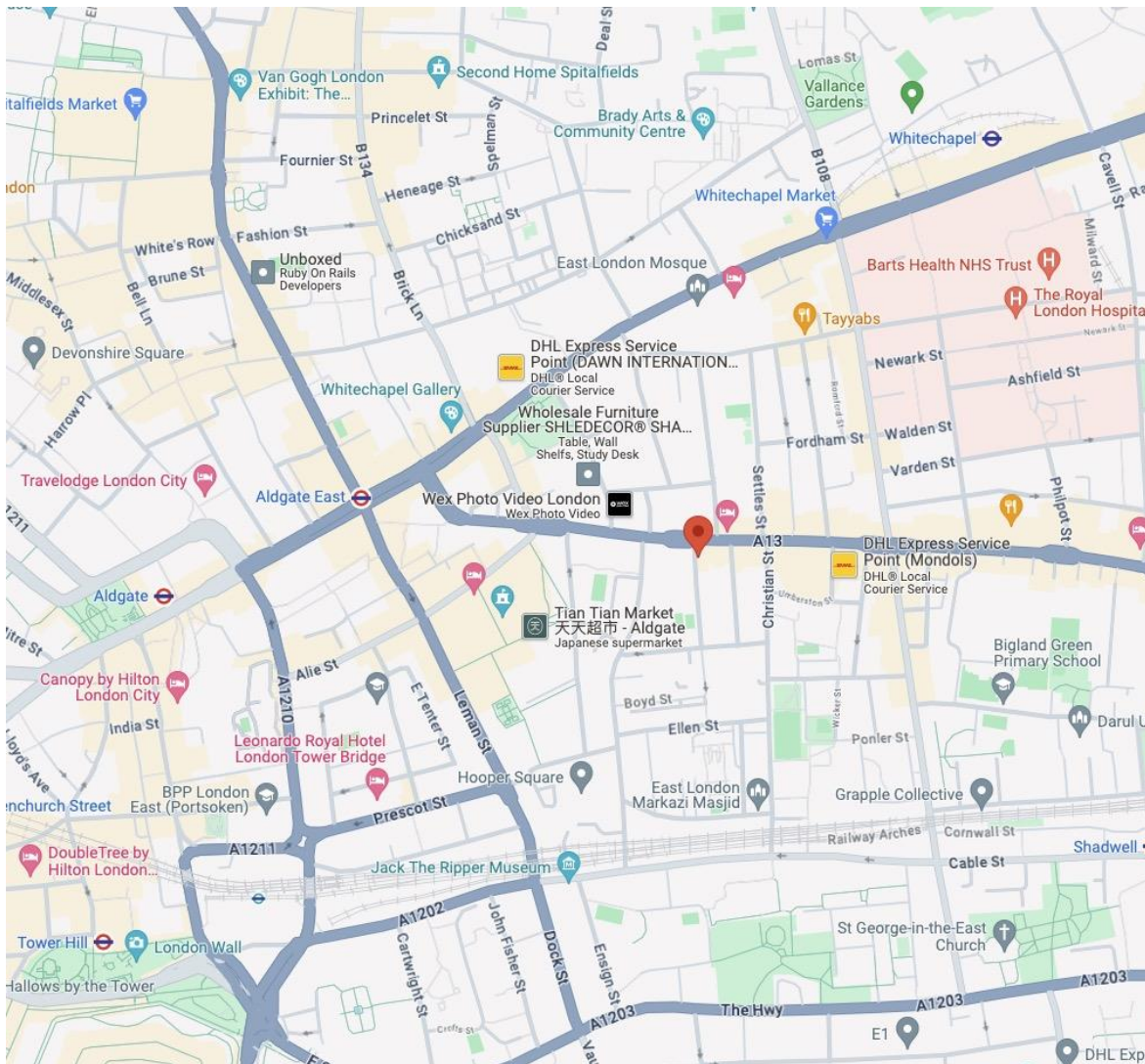




GROUND FLOOR AREAS



BASEMENT FLOOR AREAS



Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900

Rates

Rateable Value £25,600
 Rates payable: £12,774.40

(Parties are advised to verify with the London Borough of Tower Hamlets)

Legal Costs

The ingoing tenant is to pay towards the landlord legal costs of £1500 + VAT

Reference & Credit Checks

A charge of £300 + VAT may be payable for taking up references on behalf of proposed tenants, this fee is non-refundable after the references have been taken up, whether or not they are accepted by the Landlord.

EPC

Available Upon Request

Viewing

Strictly by Appointment only via sole agents

Jason Grant

020 8506 9900 / 9905

jason@countrywidecomm.co.uk