

Highly Prominent Corner Retail Unit **TO LET**

1566.15 ft² / 145.5 m²

E Class Use *Suitable for*
Medical, Dentistry, Beauty, Retail,
Fashion Wholesalers, Office etc.

New Lease Available
Ground – 709.34 ft² / 65.9 m²
Lower Ground - 856.81 ft² / 79.6 m²
Total Area – 1566.15 ft² / 145.5 m²

Modern Unit
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 ft ²	60.3 m ²
Office	60.30 ft ²	5.6 m ²
	709.34 ft²	65.9 m²

Lower Ground

Office/Showroom	749.17 ft ²	69.6 m ²
WC	33.37 ft ²	3.1 m ²
Kitchen/Staff Area	74.27 ft ²	6.9 m ²
	856.81 ft²	79.6 m²

Total Area	1566.15 ft²	145.5 m²
-------------------	-------------------------------	----------------------------

Use:

E Class Use *Suitable for Medical, Dentistry, Beauty, Retail, Fashion Wholesalers, Office etc.*

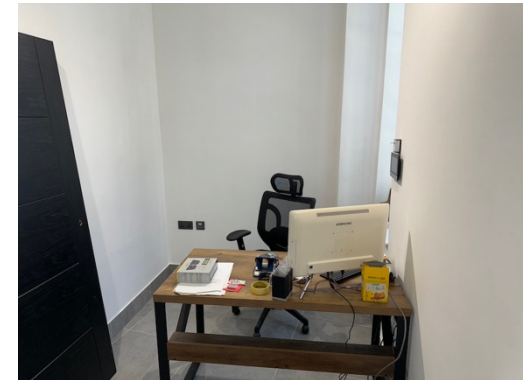
Tenure:

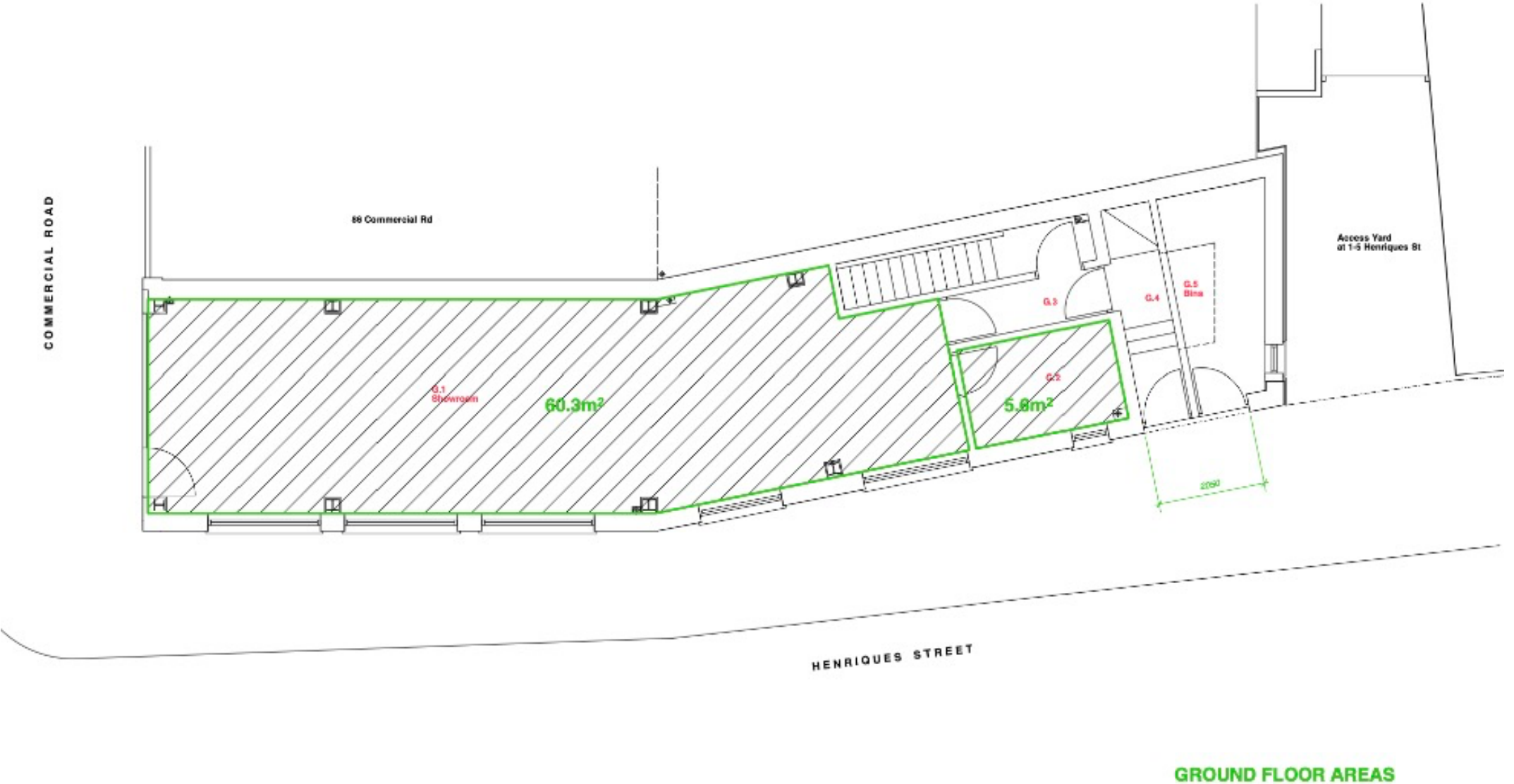
The property is available on a brand-new FRI lease, subject to agreement and will be upward only open market rent reviews.

Rent:

Rental offers in the region of **£58,000** pax subject to contract.

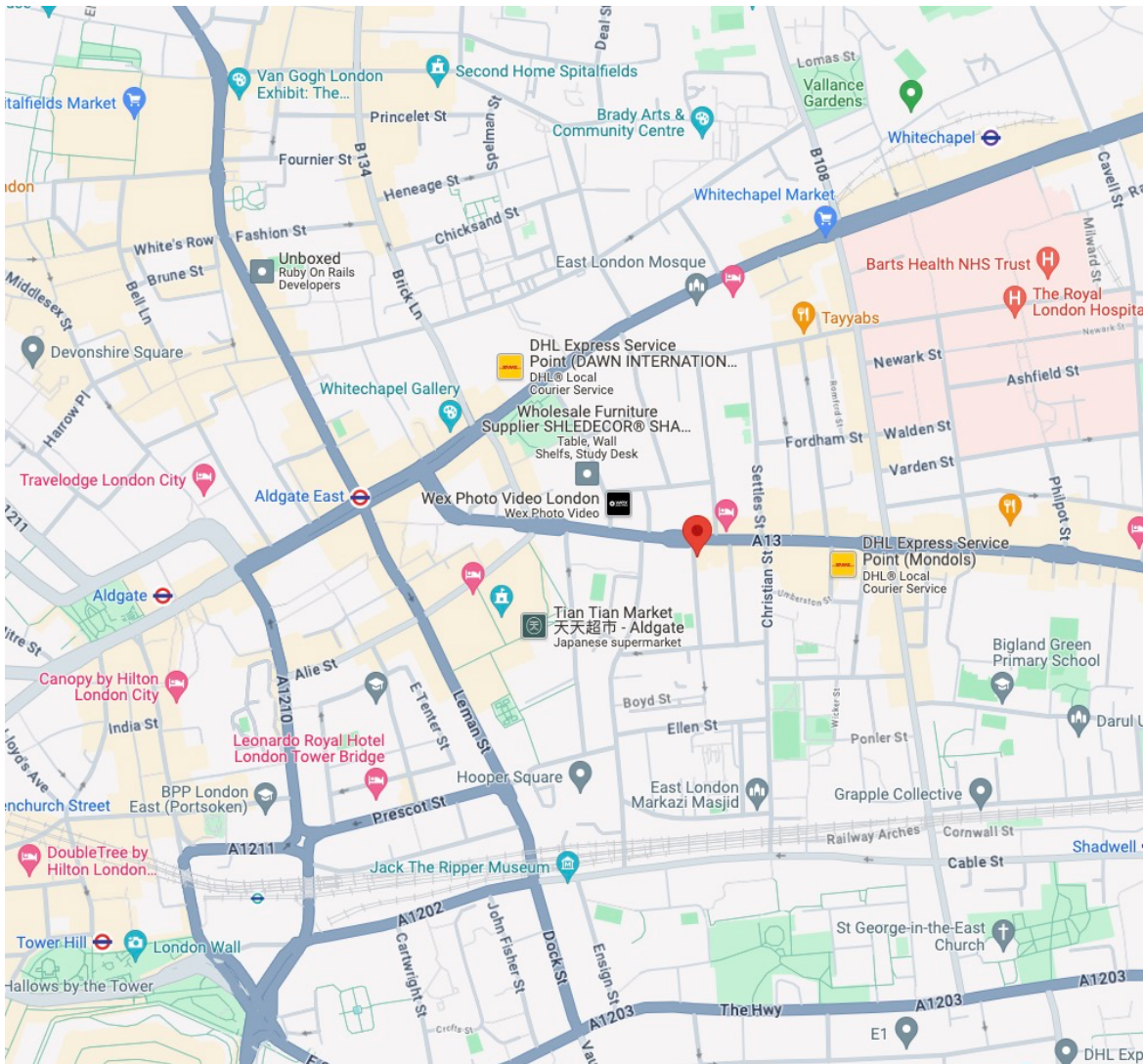








BASEMENT FLOOR AREAS



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 expected to pay towards the landlord legal costs of £1500 + VAT

Reference & Credit Checks

A charge of £350 + 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 the Landlord accepts them.

Holding Deposit

Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £2000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proven or the tenant's references, AML, and Credit checks are not acceptable to the landlord. This deposit is held in our client's account until completion.

EPC

Available Upon Request

Viewing

Strictly by Appointment only via sole agents

Jason Grant

020 8506 9900 / 9905

jason@countrywidecomm.co.uk

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