

PROPERTY PARTICULARS

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Property Consultants
& Estate Agents

TO LET

**200 SQ FT , SHOP UNIT
NEW LEASE, NO PREMIUM**



BY BRICK LANE, SPITALFIELDS & LIVERPOOL STREET

20, WENTWORTH STREET, LONDON E1 7TF

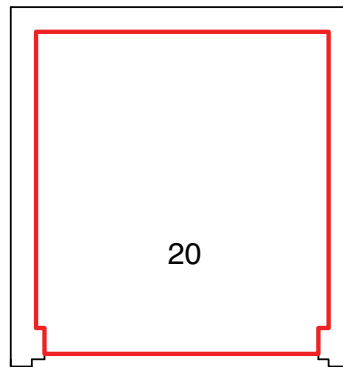
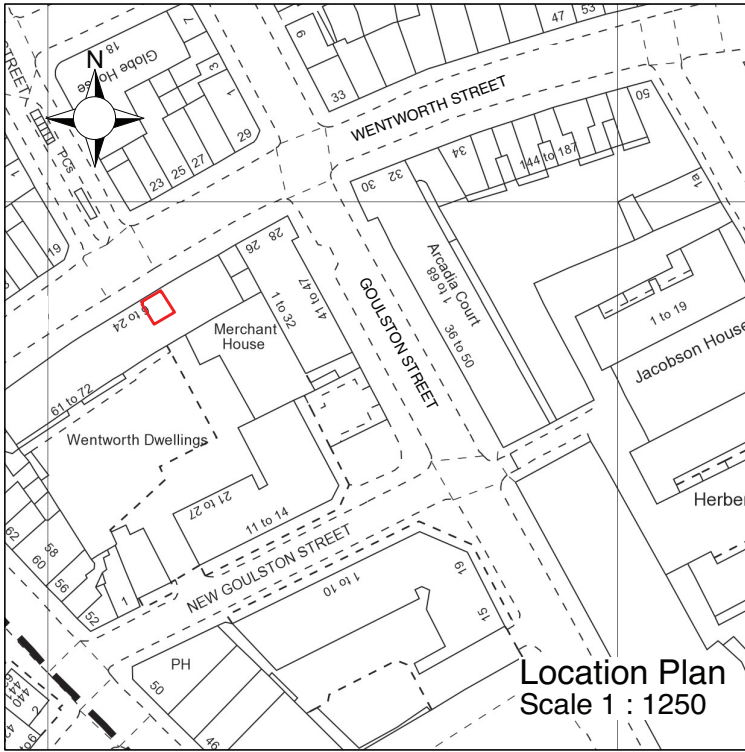
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20, WENTWORTH STREET, LONDON E1 7TF

LOCATION	The property is prominently situated on Wentworth Street, five minutes walk from Spitalfields Market , 5 minutes walk from Brick Lane and 7 minutes walk from Liverpool Street station.	
DESCRIPTION	Comprising an open plan shop unit most recently used for fashion retail. The property benefits from fronting Wentworth Street, excellent floor to ceiling height, strip and spot lighting, storage and mechanical shutter.	
AREA	Ground floor	200 sq ft /18.58 sqm
<i>All areas stated approx.</i>		
AMENITIES	* Desirable location * Fitted * Good natural light * No VAT	* Open plan * No premium * Mechanical shutter * Excellent floor to ceiling height
USE	Retail	
RENT	£17,500 per annum exclusive.	
BUSINESS RATES	Rateable Value £15,000. This is not the rates you pay. We understand business rates payable are approx. £7,485 per annum. Relief may be available. Interested parties are advised to make their own enquiries of Tower Hamlets council to confirm this.	
VAT	The property is not VAT elected - VAT is not charged by the Landlord on outgoings.	
EPC	C/70	
LEASE	New lease by arrangement, direct from the Landlord.	
VIEWING	Strictly by appointment through agents JARVIS KELLER 020 7251 9226 john@jarviskeller.co.uk 07876 245 302	

20 Wentworth Street London E1 7TF

Scale 1:100



PAVEMENT OF WENTWORTH STREET

Ground Floor

NOTES	
Magnolia Square Limited 57 Rathbone Place London W1T 1JU 020 7479 4855	
PRINT AT A4	
PROJECT 20 Wentworth Street London E1 7TF	
MEASURED SURVEY	
DRAWING TITLE LEASE PLAN	
SCALE 1:100	DATE July 2018
DRAWING NUMBER 2	18321