

PROPERTY PARTICULARS

One St. John Street | Smithfield | London | EC1 M4AA
Tel: 020 7251 9226 | Fax: 020 7253 7480 | agency@jarviskeller.co.uk

Property Consultants
& Estate Agents

TO LET

**450 SQ FT RETAIL UNIT
NEW LEASE, NO PREMIUM**



BY BRICK LANE, SPITALFIELDS & LIVERPOOL STREET

32A, WENTWORTH STREET, LONDON E1 7TF

Information is given only on the following basis. 'Information' means these details and any other information, verbal or in writing, which we give you or your representatives in relation to the property or the transaction. Information does not form part of any offer or contract. These particulars are a general outline only and cannot be relied on as statements of fact. Information is believed to be correct but we do not guarantee its accuracy. Information supplied by our client is passed on in good faith and we do not independently check it. Measurements are approximate only. We do not check services or legal or title matters. We do not warrant that necessary permissions exist. You must satisfy yourself about the accuracy of all Information and that the property and the terms meet your requirements by your own inspection and investigations.



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 attractive , open plan ground floor shop unit. The premises has been fitted out for retail use.	
	The property benefits from frontage to Wentworth Street, excellent floor to ceiling height, storage, WC and mechanical shutter.	
AREA	Ground floor	450 sq ft /41.81 sqm
	<i>All areas stated approx.</i>	
AMENITIES	<ul style="list-style-type: none"> * Desirable location * Fitted * Good natural light * No VAT 	<ul style="list-style-type: none"> * WC * No premium * Mechanical shutter * Excellent floor to ceiling height
USE	Retail	
RENT	£26,500 per annum exclusive.	
BUSINESS RATES	To be assessed.	

VAT	The property is not VAT elected - VAT is not charged by the Landlord on outgoings.
EPC	C/63
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