

PROPERTY PARTICULARS

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Property Consultants
& Estate Agents

TO LET

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



BY BRICK LANE, SPITALFIELDS & LIVERPOOL STREET

36, WENTWORTH STREET, LONDON E1 7TF

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36, 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 attractive, retail shop unit with additional basement accommodation. The premises has been fitted out for retail use on ground floor and storage in the basement. The property benefits from frontage to Wentworth Street, excellent floor to ceiling height, storage , WC and mechanical shutter.	
AREA	Ground floor	250 sq ft /23.23 sqm
	Basement	650 sq ft /60.39 sqm
<i>All areas stated approx.</i>	TOTAL	900 sq ft/83.62 sqm
AMENITIES	* Desirable location * Fitted * Good natural light * No VAT	* Window frontage * No premium * Mechanical shutter * Excellent floor to ceiling height
USE	Retail	
RENT	£37,500 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/62	
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	