

# PROPERTY PARTICULARS

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Property Consultants  
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## TO LET

### 700 SQ FT RETAIL LEASE FOR SALE



**BY BRICK LANE, SPITALFIELDS & LIVERPOOL STREET**

**16, 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 by the junction with Middlesex 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 unit with additional basement accommodation. The premises has been newly refurbished throughout and benefits from excellent floor to ceiling height, usable basement , mechanical shutter, ample storage and WC.	
AREA	Ground floor	350 sq ft
	Basement	350 sq ft
<i>All areas stated approx.</i>	<b>TOTAL</b>	<b>700 sq ft</b>
AMENITIES	* Desirable location	* Newly refurbished
	* Open plan	* Excellent floor to ceiling height
	* Good natural light	* Mechanical shutter
	* No VAT	* WC
USE	Retail	
RENT	Assignment of lease dated 11 <sup>th</sup> November 2024 for a term of 5 years, passing at an annual rent of £27,000 pax, increasing to £30,000 pax from 11 <sup>th</sup> November 2026 and the higher of open market rent and £31,500 pax from 11 <sup>th</sup> November 2027.	
	There is a tenant only break clause on 11 <sup>th</sup> November 2027.	
BUSINESS RATES	We understand the Rateable value of the property is £21,500. This is not the business rates that you pay. You pay rates based on the uniform business rates percentage, currently 49.9%. We understand rates payable is therefore £10,729 per annum.	
	However we further understand that 40% rates reduction is available to qualifying tenants under the Retail, Hospitality and Leisure Relief scheme.	
	<a href="https://www.gov.uk/apply-for-business-rate-relief/retail-discount">https://www.gov.uk/apply-for-business-rate-relief/retail-discount</a>	
	Interested parties are advised to make their own enquiries to verify this information, and check they are eligible.	
VAT	The property is not VAT elected - VAT is not charged by the Landlord on outgoings.	
EPC	C/63	
PREMIUM	£15,000 for leasehold interest and fixtures and fittings.	
VIEWING	Strictly by appointment through agents	
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