

PROPERTY PARTICULARS

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Property Consultants
& Estate Agents

TO LET

**1,300 SQ FT , DOUBLE UNIT
NEW LEASE, NO PREMIUM**



BY BRICK LANE, SPITALFIELDS & LIVERPOOL STREET

34-36, WENTWORTH STREET, LONDON E1 7TF

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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, double 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 extensive frontage to Wentworth Street, excellent floor to ceiling height, storage , WC and mechanical shutter.	
AREA	Ground floor	650 sq ft /60.39 sqm
	Basement	650 sq ft /60.39 sqm
<i>All areas stated approx.</i>	TOTAL	1,300 sq ft/120.78 sqm
AMENITIES	* Desirable location	* Double fronted
	* Fitted	* No premium
	* Good natural light	* Mechanical shutters
	* No VAT	* Excellent floor to ceiling height
USE	Retail	
RENT	£55,000 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	
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