

HURFORD**SALVI****CARR**

PROPERTY ADVISORS AND DEVELOPMENT CONSULTANTS

CLASS E RETAIL UNIT TO LET OFF BRICK LANE

“IDEAL FOR AN OFFICE / SHOWROOM USER”

718 sq. ft.



6 HENEAGE STREET, LONDON E1 5LJ

LOCATION

The premises are located just off Brick Lane, a very high footfall and popular retail destination in East London, home to numerous restaurants and fashion stores. The area is also home to many creative companies and design stores. Transport links in the area include Liverpool Street rail and underground station (Elizabeth Line, Circle, Metropolitan and Central Lines), Aldgate East underground (District and Hammersmith & City Lines) and numerous bus lines connecting the area with other London locations from Whitechapel High Street and Commercial Street nearby.

These particulars are prepared for the guidance only of prospective purchasers or lessees. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. Any information contained herein is given in good faith but should not be relied upon as being a statement or representation of fact and purchasers or lessees must rely on their own enquiries in this regard.

DESCRIPTION

The unit occupies the ground floor with direct access from Heneage Street. It offers a well-proportioned open plan space, generous 18ft frontage and windows at the front and the back of the unit, providing excellent natural light. The unit benefits from a fitted kitchenette and toilet facilities.

ACCOMMODATION: 718 sq. ft. (66.7 m2)

USER: Class E

LEASE: A new F.R.I. direct from the landlord for a term to be arranged

RENT: £30,000 per annum exclusive.

CONDITION: The unit is offered fitted to CAT A, ready for the tenant to do their final fit out.

FACILITIES: Toilets and kitchenette

BUSINESS RATES: Current rateable value according to the VOA portal is £17,000 and payable rates in region of £8,350 per annum. We advise any interested parties to make their own enquiries with the Local Authority.

EPC Rating: Available upon request

FURTHER INFORMATION

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Misrepresentation Act

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