

CLASS E UNIT TO LET

Unit 3a
Brayford Square
Stepney Green
London
E1 0SG



USE

We understand that the property has Class E consent.

Prospective tenants should make their own enquiries with the local planning authority.

LOCATION

The property is located within Brayford Square, just off the busy Commercial Road, backing onto a vast residential area, providing good passing trade. Shadwell DLR and Overground station are a 10 minute walk away.

DESCRIPTION

The property is a ground floor retail unit. The property has a main sales floor, toilets, kitchen and storage to the rear. The property is available immediately. The approximate dimensions are as follows:-

	M2	Ft2
Main Sales	45.71	491.98
Rear	17.85	192.14
Total	63.02	684.12

RENT

£15,000 per annum exclusive, Ex VAT (If applicable)

TENURE

A five year lease with rolling breaks (to be granted outside of Part II of the Landlord and Tenant Act 1954).

BUSINESS RATES

The tenant to pay contributions to business rates.

Please make enquires with the Valuation Office Agency for the rateable value of the property.

LEGAL COSTS

Each party to bear their own costs incurred.

EPC

A copy of an EPC is available upon request.

VIEWING

For further information or to arrange a viewing, email Jessical@sfggroup.com. Alternatively, please call the details below.

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