

13 New Goulston Street

London, E1

AVAILABLE TO RENT

Corner retail unit with parking and market / outdoor seating area.

1,200 sq ft (111.5 sq m)

Key features:

- Corner unit
- Return frontage with double doors
 - A/C
- Outside space
- W/C facilities

020 7629 9050





Location

The property is located on New Goulston Street in a secondary location serving the local densely populated residential community. The premises are surrounded by a selection of local shops with a variety of uses. Both Aldgate East and Liverpool Street stations are located within a short walking distance.

Description

A double fronted retail unit with brick and glass shop frontage and roller shutters. The approximate areas are as follows:

Ground floor - 605 sq ft (56.2 sq m)

Basement - 595 sq ft (55.3 sq m)

Total - 1,200 sq ft (111.5 sq m)

Rates

Rateable value for the premises from 1st April 2023 is £28,500 with the rates payable of circa £13,630. Interested parties should make their own enquiries and confirm.

Terms

A new Full Repairing and Insuring lease on terms to be agreed, subject to periodic upward only rent reviews (to be granted outside of Part II of the Landlord and Tenant Act 1954).

EPC

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Rent

Quoting £37,500 pa

Use

We understand the property has consent for class E use within the Town and County Planning (Use Classes) (Amendment) (England) Regulations 2020. Prospective tenants should make their own enquiries with the local planning authority.

VAT

The rent quoted is inclusive of VAT.

Floor plans

Floor plans available upon request.

Viewings

For further information, or an inspection, please contact:

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