



Location

Square, opposite Spitalfields Market, with Liverpool Street Station being located close by, providing extensive links to the rest of London and eastern home counties.

The adjacent occupiers are M&S To Go and Costa, with other surrounding retailers including Pret A Manger, Cos, Hotel Chocolate and Anthropologie.

Description

The premises are currently arranged over basement, ground and mezzanine floor levels and provide the following approximate net internal floor areas:

Floor	Sq ft	Sq m
Shop Depth:	41 ft	12.53
Shop Width:	57 ft	17.46 m
Ground floor	791	73.51
Mezzanine Sales:	1,244	115.55
Lower Ground	1,408	130.83
Total:	3,443	319.89

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Please see below approximate net internal floor areas, if the mezzanine floor is removed:

Floor	Sq ft	Sq m
Ground floor	2,211	205.41
Lower Ground	1,408	130.83
Total	3,619	336.24

NB: consideration will be given to splitting the unit.

NB: Potential for outside seating.

Rent

Rental Offers Invited.

Terms

A new FRI lease for a term to be agreed outside the Landlord & Tenant Act 1954

*Subject to gaining vacant possession.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Business rates

We understand that the property is assessed as follows:

Rateable value: £135,000

UBR (2021/22): £0.538p

There is currently a rates holiday for qualifying retail uses until 30th June 2021. Interested parties should carry out their own investigations.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

The property has an EPC rating of D-79. A certificate can be made available on request.

VAT

VAT, if applicable will be charged at the standard rate.

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