

PRIME EAST LONDON DISPOSAL

LONDON, 75-77 Brushfield Street, Old Spitalfields Market, E1 6AA

LOCATION

The shop is prominently positioned in Old Spitalfields Market on the corner with Brushfield Street and Commercial Street.

Nearby retailers include **Cheaney, Bailey Nelson, Mac, Blixen, & Other Stories, Rapha** and **Chanel**. **Uniqlo** are to open their East London flagship directly opposite..

TENURE

Assignment of the existing lease which expires in October 2022.

The lease is contracted outside the Security of Tenure provisions of the 1954 Landlord & Tenant Act (Part II) as amended.

RENT

The passing rent is **£245,000** per annum exclusive of rates, insurance and VAT (if applicable)

INCENTIVES

Substantial incentives available – subject to covenant.

EPC

Available upon request.



Accommodation

The premises are arranged over ground floor and basement levels and provide the following approximate areas:

Ground Floor	88.6 sq m	954 sq ft
Basement	129.4 sq m	1,393 sq ft
Vaults	35.2 sq m	379 sq ft
Total	253.2 sq m	2,726 sq ft

RATES

We are informed by the Local Rating Authority that the current Rateable Value of the shop is £114,000 and the rates payable are £59,736. The UBR for 2019/2020 is 52.4p. Interested parties are advised to make their own enquiries with the Local Authority for verification.

VIEWING:

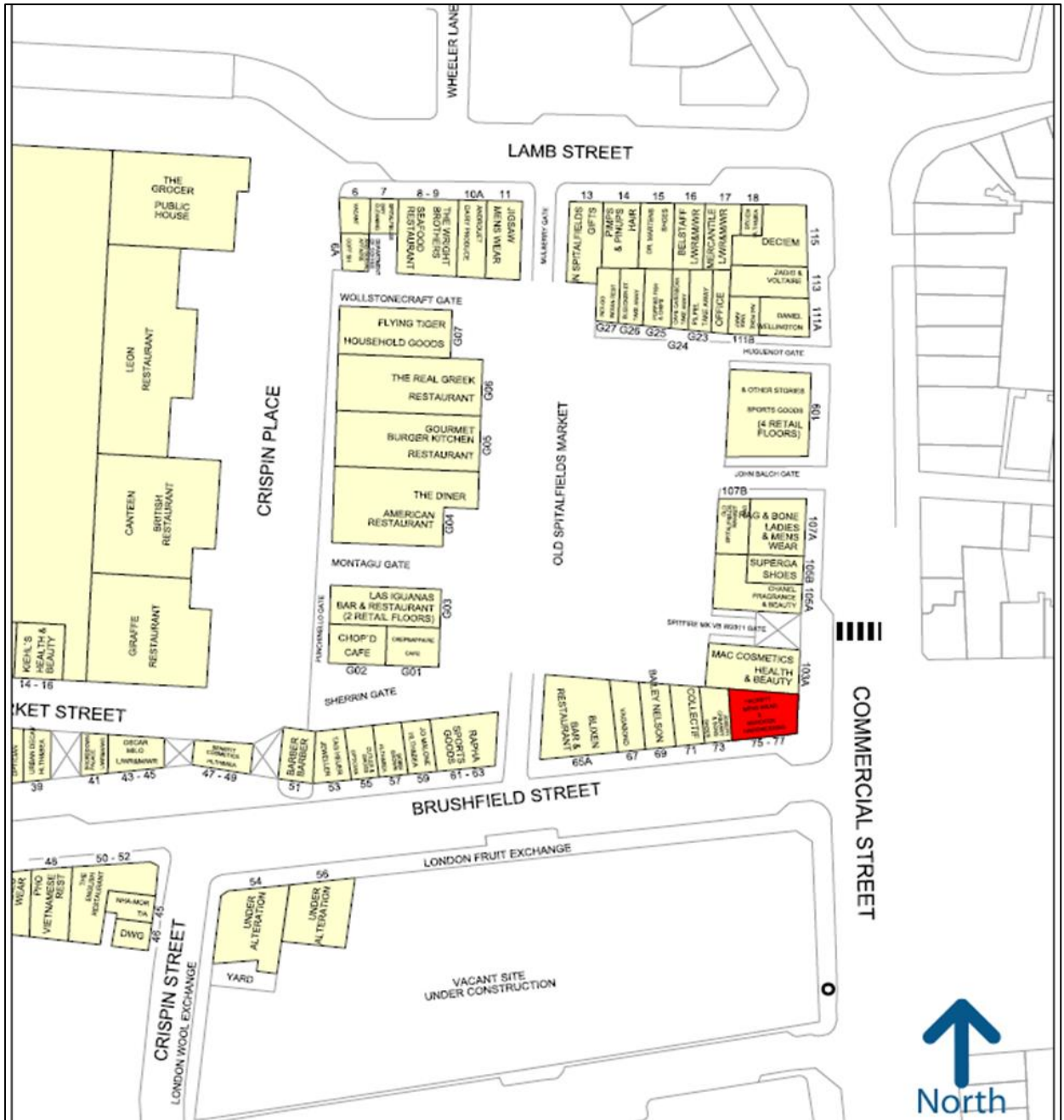
STRICTLY BY PRIOR APPOINTMENT THROUGH:

Krsh Soneji

t: +44 20 7182 2239
m: +44 79 3505 6022
e: krsh.soneji@cbre.com

PRIME EAST LONDON DISPOSAL

LONDON, 75-77 Brushfield Street, Old Spitalfields Market, E1 6AA



Not to scale.

Experian Goad Digital Plans include mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office.

© Crown Copyright and Experian Copyright. All rights reserved. Licence number PU 100017316.

© Crown Copyright, All rights reserved. CBRE Ordnance Survey Licence Number: 100019184

DISCLAIMER: CBRE Limited:

CBRE Limited on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst CBRE Limited uses reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. CBRE Limited as such cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of CBRE Limited has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.