

London E1

119 Middlesex Street

Prominent Corner A1 Opportunity Available



Location

The premises are situated on the southern side of Middlesex Street in close proximity to Liverpool Street Underground Station.

Spitalfields Market is close by and retailers in the vicinity include **Honest Burgers**, **Pizza Union**, **Cinnamon Kitchen** and **The Breakfast Club**.

Accommodation

The units comprise ground and basement with the following approximate areas:

Ground Floor	990 sq ft	91.97 sq m
Basement	1,119 sq ft	103.95 sq m
Total	2,109 sq ft	195.92 sq m

Rent

On application.

Tenure

The units will be available on new effectively full repairing and insuring leases for a term to be agreed.

Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value (2017)	£55,500
Rates Payable (2017/2018)	£27,972

(Interested parties are advised to make enquiries with the Local Authority)

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

An EPC for this property can be made available on request.

Viewing & Further Information

Strictly by prior arrangement only with:

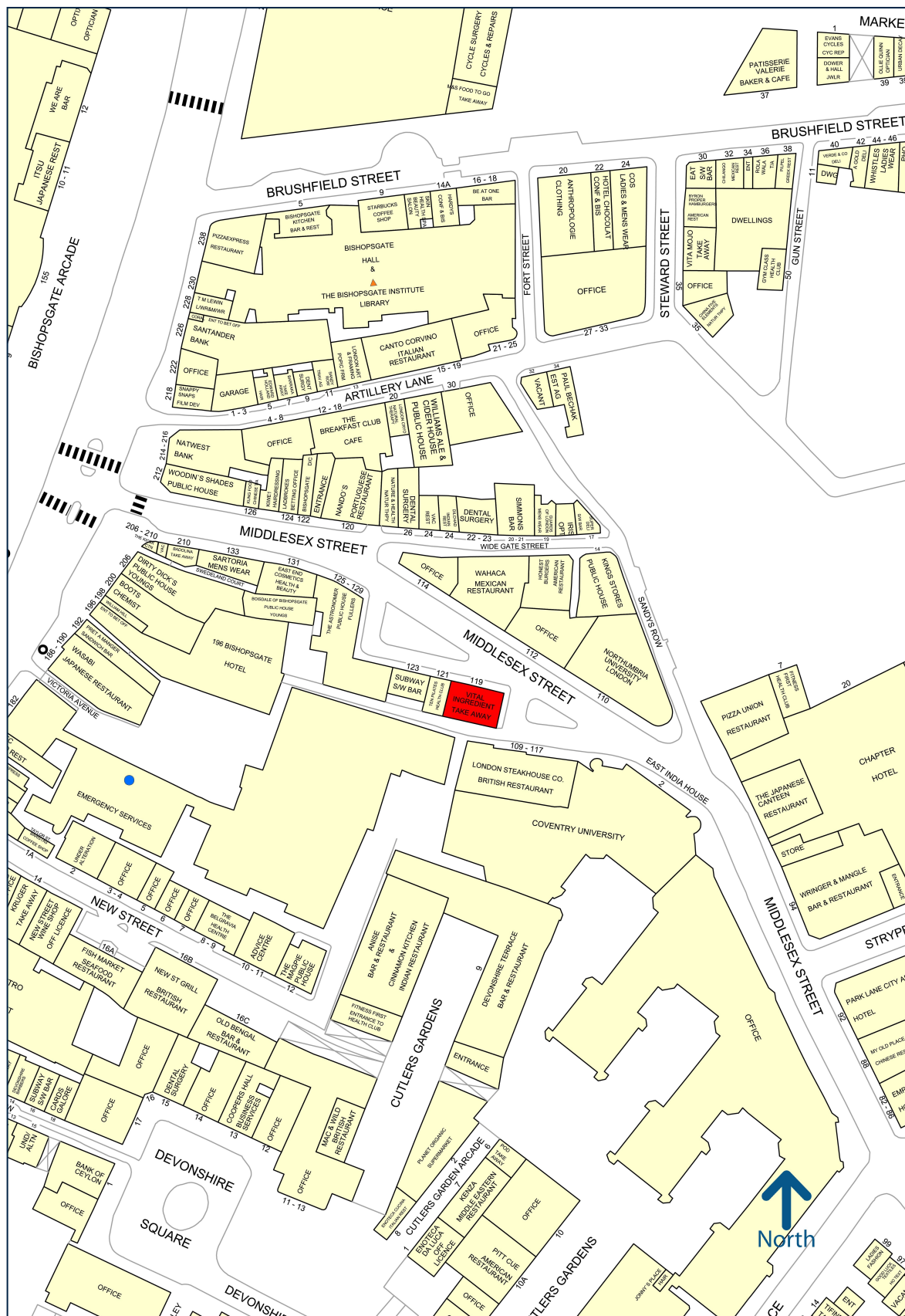
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