

020 7493 4002

5 Bolton Street London W1J 8BA www.montagu-evans.co.uk

19 LEMAN STREET LONDON E1 8EJ

A1 retail unit to let with potential to change to restaurant use (A3) in emerging leisure location.

LOCATION

The property is prominently situated at the northern end of Leman Street, at the corner of the Buckle Street. Aldgate East underground station is 200m north of the property and Tower Gateway DLR station is 10 minutes' walk to the south.

The immediate vicinity is undergoing a huge regeneration with Berkeley Home Goodmans Fields development, Barratt Homes Altitude scheme and Redrow Homes One Commercial Street all currently under construction within a few yards of the property.

The location is swiftly becoming an established leisure and restaurant location with **Curzon** acquiring a new cinema in the Goodmans Field Development. **Pilpel** and **Pizza Union** are to open shortly in the scheme.

Retailers and Restaurants in the area include: The Dispensary, Sainsbury's Local, Whites and The Black Horse.

THE PREMISES

The premises are arranged over ground and basement floors and comprise the following approximate net internal areas.

The unit is offered in developers shell condition with capped off services.

Basement NIA 192.38 sq m (1,950 sq ft)
Ground Floor NIA 283.35 sq m (3,050 sq ft)
Total NIA 475.38 sq m (5,000 sq ft)

PLANNING CONSENT

The premises currently has planning consent for retail (A1 use). A planning application has been submitted for A3 use and our clients planning consultants have indicated that it is likely to be considered favourable by the Local Planning Authority.



LEASE TERMS

The property is available on a new lease from the landlord for a term by negotiation.

RENT

£140,000 per annum

LEGAL COSTS

Each party to bear responsibility for their own legal costs incurred in this transaction.

VAT

All figures referred to are exclusive of VAT (if applicable).

RATES

To be assessed.

SERVICE CHARGE

The service charge payable this year is £12,565.27

VIEWING

Strictly by appointment through:-

Nick Goodman

2 020 7312 7432

nick.goodman@montagu-evans.co.uk

Paul Bugeja

2 020 7312 7471

paul.bugeja@montagu-evans.co.uk

Or through our joint agent Nick Haywood at SBH Page & Read

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