

## **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 Lemman 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)
<b>Total NIA</b>	<b>475.38 sq m</b>	<b>(5,000 sq ft)</b>

### **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**

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#### **Paul Bugeja**

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

