



**Unit 2,
1 Alie Street
Aldgate, London**

- Extensive Frontage
- D2 use
- Also benefits from A1, A2, A3 uses

Prime lease for sale

(Due to relocation)

Location

Adjacent to Abokado and Sainsbury's Local. Other nearby retailers include Pret a Manger, Thai Express and Moving City. Both Aldgate and Aldgate East underground stations are within a 5 minuet walk from the property.

Description

The property comprises a Ground Floor Studio with an attractive, extensive frontage. The studio is fitted with male & female showers and changing rooms.

Tenure

The property is available by way of an assignment of the existing lease expiring 6th November 2024 contracted outside the Landlord and Tenant Act 1954.

A new lease may be available.

Rent

£70,000 per annum exclusive subject to a rent review in November 2019.

Service Charge

£19,034.30 per annum.

Accommodation

Approximate net internal areas:

Ground Floor 2,502 sq ft 232.47 sq m

Total: 2,502 sq ft 232.47 sq m

(Interested parties are advised to verify these areas on site by prior appointment)

Use Class

The property benefits from use class A1, A2, A3 and D2.

Business Rates

Rateable Value	£57,000
Rates Payable (19/20)	£29,013

Interested parties should make their own enquiries with Tower Hamlets Council (020 7364 5000).

VAT

All figures are quoted exclusive of VAT, if applicable.

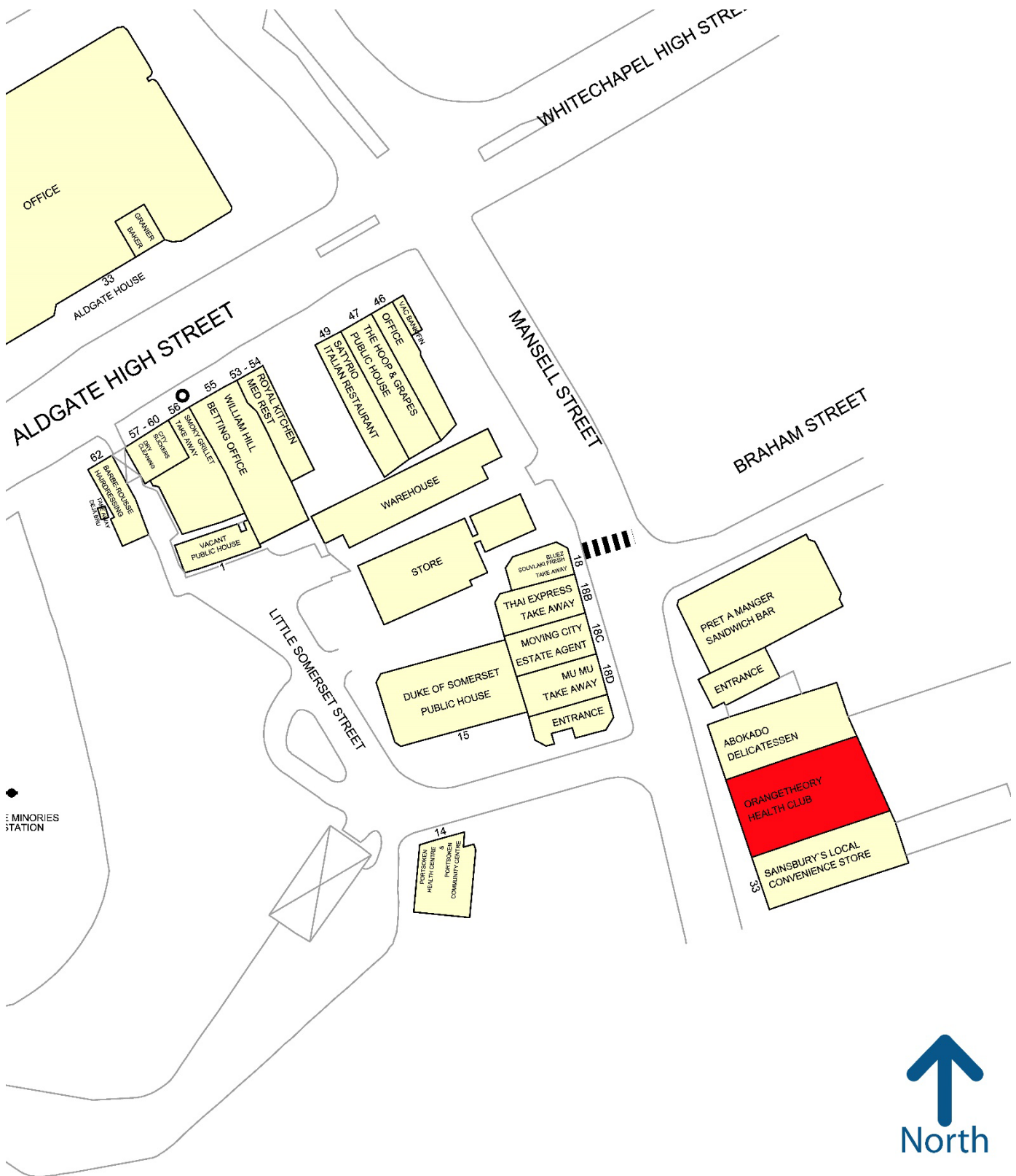
Viewing

Staff are unaware of the pending disposal; therefore, viewing is strictly by prior appointment through sole agents Harper Dennis Hobbs:

Subject to contract

Amanda O'Flaherty
amandaoflaherty@hdh.co.uk
T 020 7462 9131
M 07824 143 468

Georgie Park
georgiepark@hdh.co.uk
T 020 7462 8714
M 07710 199 554



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