

TO LET

1A PIER ROAD, LONDON, E16 2JJ

1,900 sq ft (up to 176.52 sq m)



- Large shell and core retail unit available
- Front courtyard for parking and or additional display
- Area can be split - further information on request

Chartered Surveyors
& Commercial Property
Consultants

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Summary

A large lock up shop suitable for a variety of retail uses close to good transport links and with a parking facility

Location

The property is located just off of Albert Road (A112) on the west side of Pier Road (A117) in a mixed commercial/residential area.

It is also opposite the popular Royal Victoria Gardens park and a short drive from London City Airport and the Woolwich Ferry. King George V DLR station is a few minutes walk away as are Ladbroke's, Nisa and a post office.

Availability

The property is currently in shell and core condition with some works being carried out by the landlord to include plasterboard ceilings, lighting, WC's and a shop front.

The layout is mainly open plan with a wrap around design and benefits from natural light on 2 elevations. There is a forecourt at the front of the property which can be used for display, loading or parking. Services for electric and water will be provided, capped off ready for distribution.

Description	Size
Open plan ground floor	1,900 sq ft

Lease

A new effective full repairing and insuring lease for a term to be agreed

Legal Costs

Each party to bear their own legal costs with the tenant entering into an agreement to provide an undertaking on abortive legal costs should they withdraw from the transaction.

Viewings

Strictly through the sole agents, Dobbin & Sullivan.

Rent

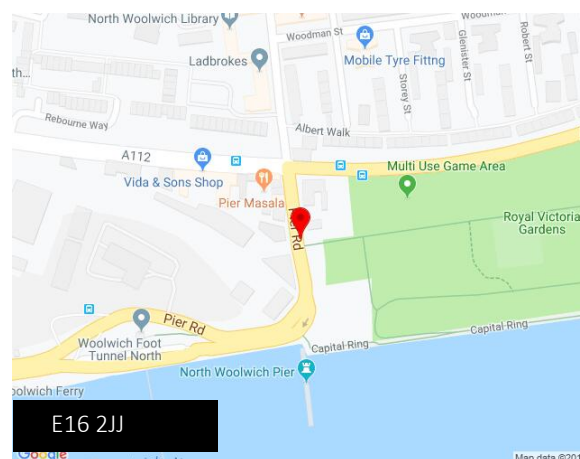
£20,000 per annum exclusive

Business Rates

The incoming tenant must make their own enquiries to the local authority for an indication of the cost of business rates

Energy Performance Rating

This property has been graded as D (81)



Contacts & Enquiries

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