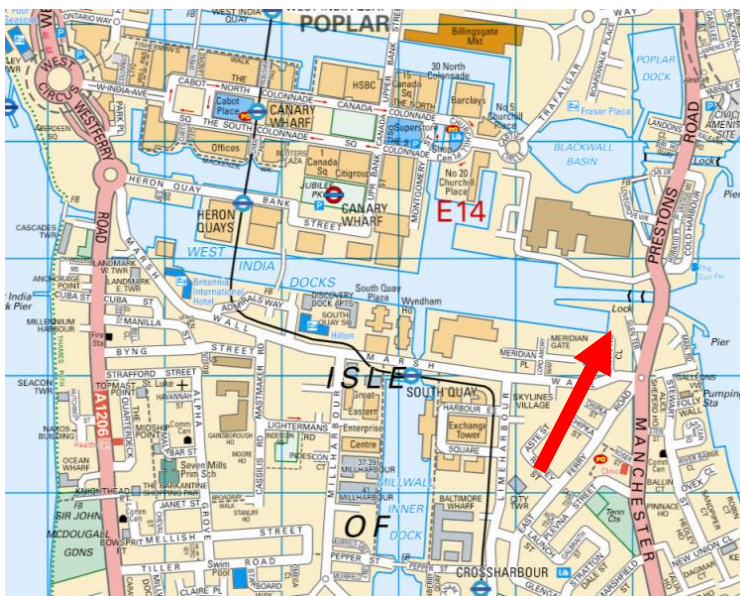




RETAIL UNIT TO LET – 119.75 SQ.M (1,289 SQ.FT)
DOLLAR BAY POINT, DOLLAR BAY PLACE, LONDON E14 9BX

Cherryman



Location

Dollar Bay is a luxury iconic residential tower development ideally located on the edge of West India (South) Dock. The combined scheme consists of 125 residential apartments and benefits from its own private landscaped gardens.

The immediate area around Dollar Bay is currently undergoing a huge amount of redevelopment in the form of high-rise residential schemes, this includes Canary Wharf's eastern expansion in the form of Wood Wharf close to the doorstep of Dollar Bay. The main Canary Wharf estate is less than 10 minutes' walk away and has an enormous array of shopping facilities, restaurants cafes and bars. The Jubilee Line, Docklands Light Railway and Elizabeth Line (Crossrail opening Dec 2018) are all within a short walk of Dollar Bay.

Unit Description

The westerly facing retail unit is situated on the dockside and benefits from an outside seating area. The unit has been finished to a shell and core condition with capped off services (plumbing, phase 3 power and gas). The unit is fully glazed and this included a automatic sliding door opening onto the dock.

Terms

The retail unit is available to let on new lease terms direct from the landlord.

Associated Costs

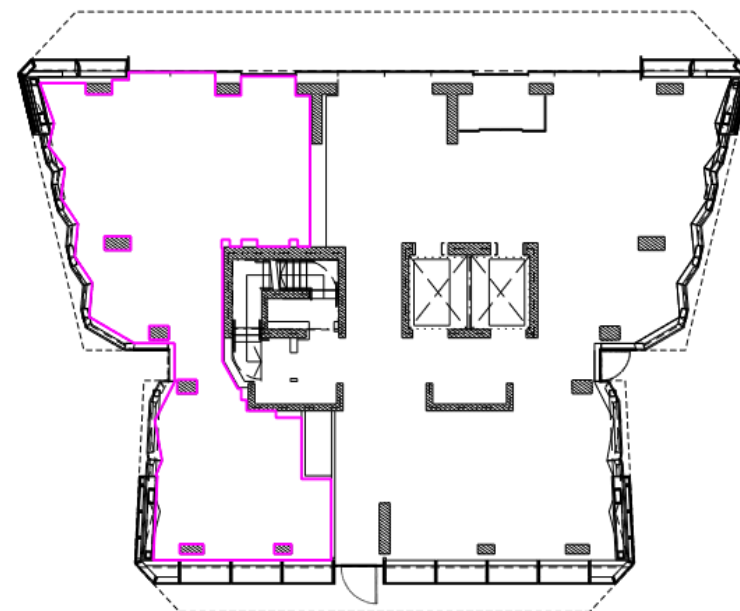
Leasehold	Business Rates	Service Charge
£45,115 p.a (£35.00 psf)	TBC	£7,000 p.a

Planning Use

Current planning allows for the unit to be used for A1 (Retail) and A3 (Restaurant) Planning Use.

VAT

This property is elected for VAT



Floor Plan- Demise outlined pink



Dockside corner façade of retail unit

Important. Whilst the particulars contained in this document are believed to be correct at the time of going to press, their accuracy is not guaranteed and any intending purchaser or tenant must satisfy themselves, by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. The agents for themselves and for the vendors or lessors of his property whose agents they are, give notice that:

1. The particulars are produced in good faith, are set out as a guide only and do not constitute part of the contract.
2. No person in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

You should be advised that the Code of Practice on commercial leases in England & Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licenced conveyance before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations.

Contact



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