

To Let

7 WESTPORT STREET
LONDON
E1 0RA



For further information or an appointment to view please contact:

Kelsey Oates
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Location

The property is located on Westport Street and is surrounded by a number of residential developments and within close proximity of the Limehouse Link, Canary Wharf and Limehouse DLR station. The property has easy access to A13, A12 and A102.

Description

The property comprises a double fronted ground floor retail unit with aluminium and glass shop frontage and roller shutters. The property forms part of a mixed use building arranged over four floors with commercial units at ground level and residential flats to the upper parts. The property is accessed directly from Westport Street and has the benefit of rear vehicular access. There are a number of parking spaces fronting the parade.

Accommodation

We have measured the property in accordance with the RICS Measuring Code of Practice 6th Edition and can confirm the following NIA area:

Unit	Size (sq ft)	ITZA (sq ft)
Ground	720	473

Rent

The rent sought for this property is **£11,500 p.a.**

Lease

A new lease will be granted for a term of 10 years with the tenancy being contracted out of the provisions of the Landlord & Tenant Act 1954.

Use

We understand the property has consent for A1 use within the Town and County Planning (Use Classes) Order 1987. However, interested parties should make their own enquiries with the Local Authority to verify this information.

Business Rates

We understand that the property is currently assessed as A1 premises and its rateable value is £5,000. However, interested parties should make their own enquiries with the Local Authority to verify this information.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

F: 149

Please note improvements are being undertaken to enhance the EPC rating in line with the Minimum Energy Efficiency Standards 2015 (MEES).

VAT

VAT, if applicable, will be charged at the standard rate.

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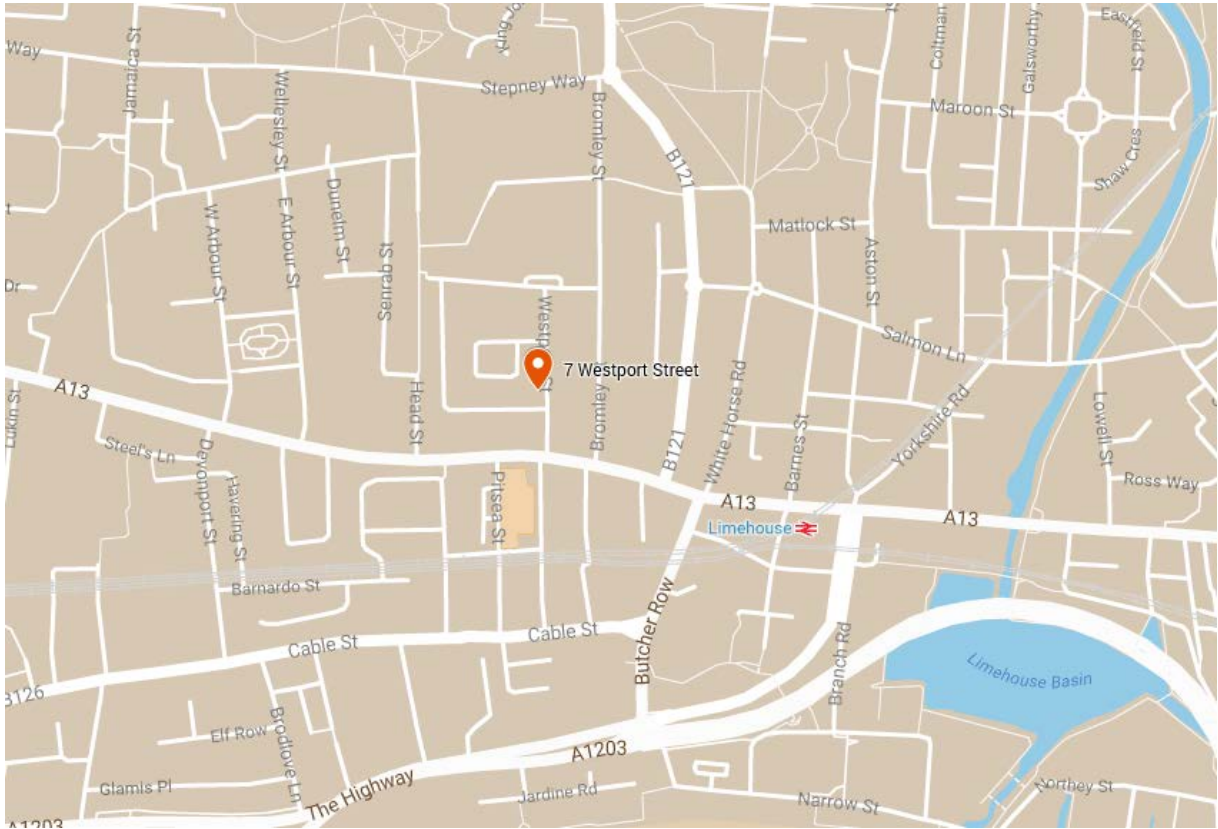
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Location Map



EPC

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

149 This is how energy efficient the building is.

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