



## 2 Pier Parade, London, E16 2LJ

Retail unit with double frontage situated within a busy local retail parade, suitable for a variety of uses within Class E.

- 515 sqft of retail space available on a new lease
- Situated in the heart of a parade benefiting from a strong local catchment
- Prominent shop frontage of 6.74m
- Attractive rent for new and expanding businesses

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## Summary

<b>Available Size</b>	515 sq ft
<b>Rent</b>	£13,500 per annum
<b>Rates Payable</b>	£3,143.70 per annum Property may be eligible for small business rates relief, it is recommend that the ingoing tenant enquire with the local authority.
<b>Rateable Value</b>	£6,300
<b>EPC Rating</b>	Upon Enquiry

## Description

This mid terrace ground floor lock up shop is ideal for local businesses and new ventures, it has a strong local market and minimal operating costs. The property is self-contained and benefits from strip lighting, electricity and water. Additionally, the property benefits from a double frontage with a roller shutter that provides extra security to the premises.

## Location

This property is situated in the local parade on Pier Road, which is in close proximity to the Woolwich Ferry, just to the south of London City Airport. This is a densely populated residential area which is undergoing significant regeneration, with a wide range of residential and commercial occupiers nearby. London City Airport and King George V DLR Stations are within reasonable walking distance and several bus routes provide access to various parts of east London. Vehicular access to the area is excellent, with the A13 and the Docklands highway network being nearby linking to Canary Wharf and the UK motorway network.

## Accommodation

The accommodation comprises the following areas:

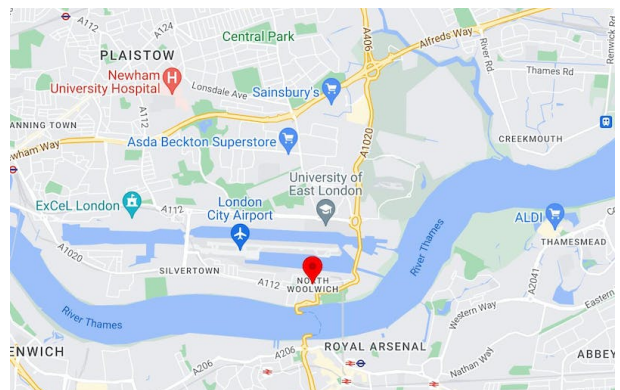
Name	sq ft	sq m
Ground - Shop floor	515	47.85

## Terms

A new lease excluded from the Landlord and Tenant Act, available on full repairing and insuring terms.

## Legal Costs

The ingoing tenant is to pay the Council's agency fees prior to completion of £2,500 +VAT. An undertaking will need to be entered into prior to the Council's solicitors forwarding lease documentation which currently equates to £1,804 plus £929 for a rent deposit deed, subject to confirmation.



## Viewing & Further Information

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