



2 Constance Street, London, E16 2DQ

End of terrace retail unit situated within local retail parade,
suitable for a variety of uses within Class E

- 499 sqft of retail space, available on a new lease
- Situated within the heart of a local parade in close proximity to London City Airport
- Prominent shop frontage of 5.3m
- Attractive rent for new and expanding businesses

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Summary

Available Size	499 sq ft
Rent	£10,000 per annum
Rates Payable	£2,744.50 per annum The property may be eligible for small business rates relief, the ingoing tenant is advised to enquire with the local authority.
Rateable Value	£5,500
EPC Rating	Upon Enquiry

Description

This end of 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 has rear access and yard space that can be used for external storage.

Location

This property is situated in the local parade on Constance Street, which is in close proximity to the busy Connaught Road, just to the south of 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 Pontoon Dock DLR Stations are within reasonable walking distance and several bus routes service the local area. Road 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:

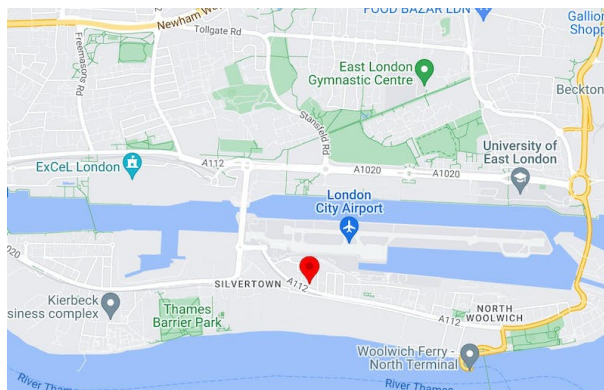
Name	sq ft	sq m
Ground	499	46.36

Terms

A new lease excluded from the Landlord and Tenant Act protection 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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