

RESTAURANT PREMISES TO LET 1 WAPPING HIGH STREET LONDON E1W 1BH

LOCATION

A modern development located on the north side of Wapping High Street. Tower Bridge and St. Katherine's Dock are located close by to the West.

The area is served by Tower Hill Tube Station, Overground service from Wapping and various Bus routes.

Benefitting from the popular riverside location, the renowned **Smiths of Ongar** (fish and seafood restaurant) have recently opened nearby.

ACCOMMODATION:

The unit is on the ground floor of a mixed use development benefitting from a large dual aspect frontage to Wapping High Street and Redmead Lane.

The property has the following approximate dimensions and areas:-

Gross Frontage:	78 ft 7 ins	24 m
Ground Floor Area:	2,281 sq.ft.	212 sq m

The unit is a fully fitted Indian restaurant and the fixtures & fittings are available subject to negotiation.

TENURE

The property is available on a new lease, term by arrangement at a commencing rent of £45,000 per annum exclusive

Our clients own a long leasehold interest which could be purchased – further details on request.



PLANNING

The property has planning for alternative uses including A1/A2/B1/D1 – further details on request

RATES

According to the Valuation Office website the property has a 2010 ratable value of £53,500 however tenants are advised to make their own enquiries.

LEGAL COSTS

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

VIEWING

Strictly by appointment.

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SUBJECT TO CONTRACT

COMMERCIAL LEASE CODE OF PRACTICE

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.



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