

PROPERTY PARTICULARS

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Property Consultants
& Estate Agents

TO LET

57 ST JAMES STREET, LONDON E17 7 PJ



RETAIL PREMISES

603 SQ FT

Information is given only on the following basis. 'Information' means these details and any other information, verbal or in writing, which we give you or your representatives in relation to the property or the transaction. Information does not form part of any offer or contract. These particulars are a general outline only and cannot be relied on as statements of fact. Information is believed to be correct but we do not guarantee its accuracy. Information supplied by our client is passed on in good faith and we do not independently check it. Measurements are approximate only. We do not check services or legal or title matters. We do not warrant that necessary permissions exist. You must satisfy yourself about the accuracy of all Information and that the property and the terms meet your requirements by your own inspection and investigations.



57 ST JAMES STREET

LONDON E17 7 PJ

LOCATION	The property is situated on east side of St James Street, in a busy trading pitch, only 100 metres from St James Street station (London Overground – journey time to Liverpool Street station 20 minutes).	
DESCRIPTION	The property comprises a retail shop unit with fully glazed frontage, mechanical shutter, three phase power (not tested) WC and ample storage space. Tesco Express is in the next parade.	
TENURE	A new lease is available direct from the Freeholder.	
AREA <i>(all measurements are stated approx.)</i>	Ground floor	603 sq ft/56 sqm
ANNUAL RENT	£23,750 per annum exclusive	
BUSINESS RATES	Rates payable are £nil per annum subject to Small Business Rates Relief. Interested parties are advised to confirm this and check they are eligible.	
VAT	The property is not elected for VAT – VAT will not be charged by the Landlord on outgoings.	
PERMITTED USER	Class E use including retail, restaurant, leisure, medical and office.	
EPC	D - 79	
VIEWING	Through sole agents	

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