

TO LET - HEALTHCARE / OFFICE / RESTAURANT / CAFE / RETAIL

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# UNIT 6B WESTWARD PARADE

Baltimore Wharf, E14 9DZ



## Key Highlights

- 1,291 sq ft
- Gas supply
- Extraction in place
- Available on new lease(s) without premium
- Fitted takeaway/restaurant unit
- Suitable for a number of uses
- Good local day and night time trade
- Located on passing trade corridor to Crossharbour DLR

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Cherryman



## Summary

Available Size	1,291 sq ft / 119.94 sq m
Rent	£52,000 per annum
Service Charge	£3 per sq ft
EPC	C (65)

## Description

The retail unit is situated on the southern edge of Baltimore Wharf facing onto Pepper Street. The location benefits from a good level of footfall and passing trade, being just a few meters from the Crossharbour DLR station.

The units are currently fitted as a takeaway pizzeria and has previously operated for 15 years.

Opening hours are 7:30 am - 11 pm all year except Bank Holidays.

## Location

With Crossharbour Docklands Light Railway Station adjacent to the development Baltimore Wharf provides exceptional transport links to the Canary Wharf Estate, the City, London City Airport and all of the Capital's key leisure and business destinations.

Baltimore Wharf is a vibrant new quarter containing c.1,000 luxury apartments, extensive leisure facilities, nursery and a significant retail component.

Current retail occupiers in the estate include Tesco, Papa John's pizza, Vital Fitness and a Nuffield gym.

Arranged around an intensively landscaped central boulevard and overlooking Millwall Dock the development provides panoramic views over the water towards Canary Wharf.

## Accommodation

The accommodation comprises the following area and is available on a new lease for a term to be agreed. Further detail on the units' internal condition and specification of working commercial kitchen appliances to follow.

sq ft	Rent	Rates Payable	Service charge	Total year
1,291	£52,000 /annum	£8.45 /sq ft	£3 /sq ft	£66,781.95

## Viewings

Viewings are available by appointment with Sole Agents Cherryman.

## Terms

The units are available to let on new lease terms.

## Planning

The units are currently available for use as retail, restaurant or takeaway. Alternative uses within Class E (e.g. healthcare, leisure, office, nursery or fitness) will be considered subject to obtaining superior landlords' consent.

## V.A.T

The property has been elected for V.A.T.