



TO LET

29 Bell Lane, London, E1
7LA

1,366 sq ft

Community-Use
Commercial Premises -
Close To Spitalfields

stirlingackroyd.com



Description

PERMITTED USE: Only community/charity use will be permitted. The new tenant must be a charity with formal charitable status - Subject To Confirmation Of The Full Headlease Provisions

Community-Use Commercial Premises - ground-floor commercial premises extending to approximately 1,366 sq ft (126.9 sq m), immediately adjoining Sainsbury's Local

The accommodation may be suitable for charitable organisations, community service providers and other qualifying occupiers, subject to the permitted-use provisions of the headlease and all necessary consents.

Lease term - To be agreed, Rent deposit - Minimum three months, Rent payments - Quarterly in advance, VAT - To be confirmed, Business rates VOA rateable value £44,000, Service charge -To be confirmed

Key points

- Ready For Immediate Occupation
- Open Plan Ground Floor Space 1,366 Sq Ft
- Bright Spacious Entrance With Air Conditioning Throughout
- Rental £30,000 Per Annum Exclusive
- Moments From Aldgate & Liverpool Street Station
- **PERMITTED USE:** Only charity/community use will be permitted. The new tenant must be a charity with formal charitable status - Subject To Confirmation Of The Full Headlease Provisions



Location

The unit is situated within an established residential and commercial neighbourhood, within walking distance of Aldgate East and Liverpool Street stations.

Liverpool Street Station providing extensive Elizabeth line, London Underground and National Rail connections. The Elizabeth line provides fast connections between Liverpool Street, Whitechapel, Canary Wharf, Stratford, Farringdon, Tottenham Court Road, Bond Street and Paddington, with services also extending towards Heathrow Airport.

Transport Links



Aldgate East 0.2 Miles



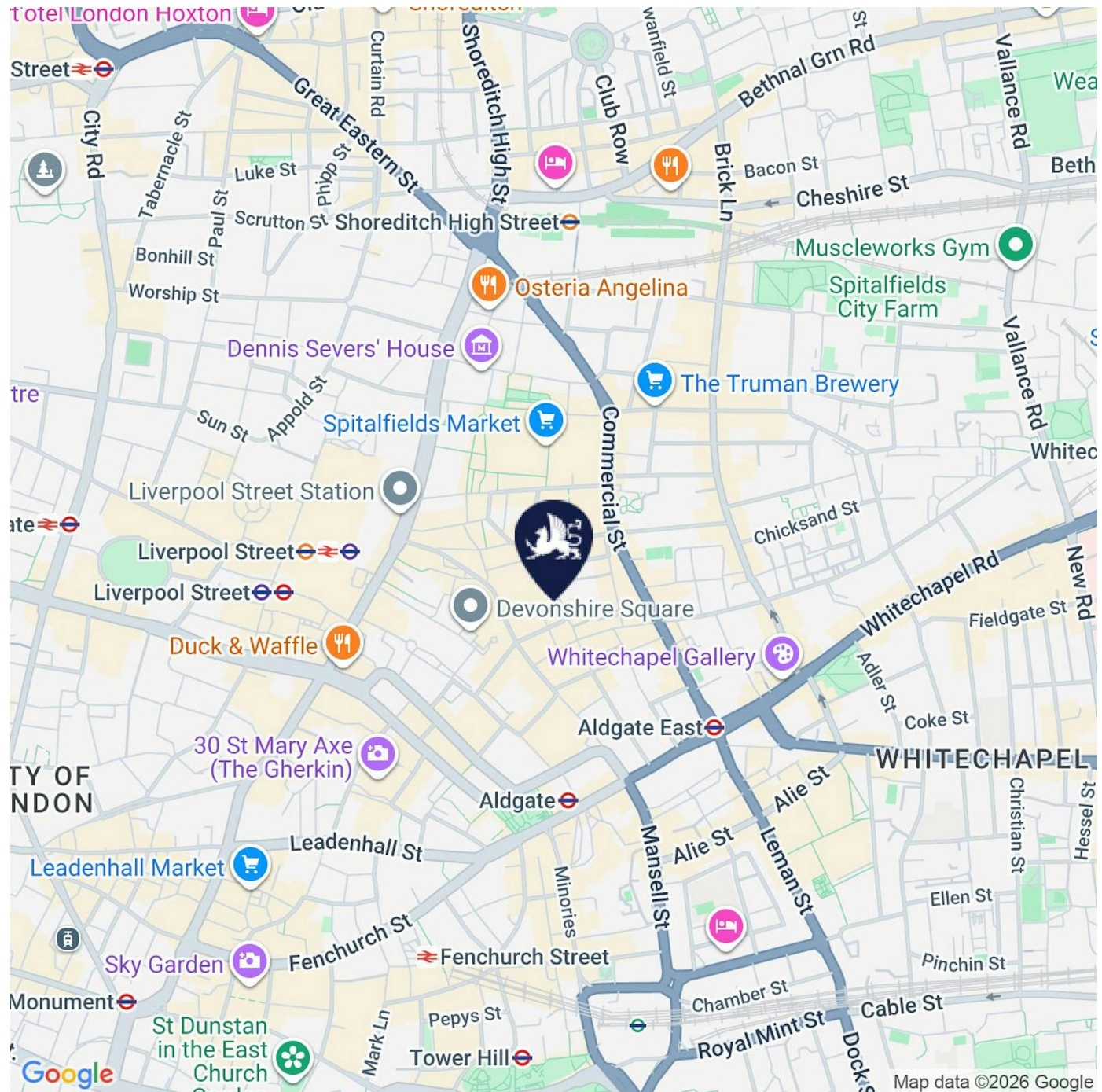
Aldgate 0.2 Miles



Liverpool Street 0.3 Miles



Fenchurch Street 0.4 Miles





Rents, Rates & Charges

Lease	New Lease
Rent	£30,000 per annum
Rates	On application
Service Charge	On application
VAT	On application
EPC	C (64)

Viewing & Further Information



Iftakhar Khan
0203 911 3666
07809 091 294
ikhan@stirlingackroyd.com

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