Est. 1955
Tarn &Tarn

TO LET



7 Umberston Street

Whitechapel, London, E1 1PY

Self-Contained Ground & Basement Class E Unit

1,345 sq ft
(124.95 sq m)

- Self Contained
- Electric Shutter
- WC Facilites
- Kitchenette

53 Commercial Street, Spitalfields,
London E1 6BD
020 7377 8989

tarn-tarn.co.uk

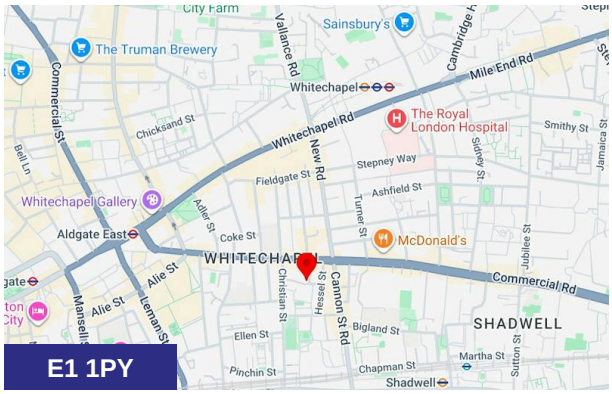
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Summary

Available Size	1,345 sq ft
Rent	£30,000 per annum
Rates Payable	£9,530.90 per annum Approximate figures only. Please contact the local authority for accurate business rates.
Rateable Value	£24,950
Service Charge	£900 per annum approx.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B







Description

The available accommodation comprises a self-contained ground and basement Class E unit situated within a mixed-use building on Umberston Street. The property benefits from its own independent access, an electric roller shutter providing additional security, WC facilities and a kitchenette, making it suitable for a variety of retail, leisure and commercial occupiers seeking accommodation in this established East London location.

Location

Located just off the south side of Commercial Road, in the heart of the East End's fashion district, this property has a frontage facing Umberston Street, which faces Ropewalk Gardens. The local area is well served by London transport bus and underground services, with Aldgate East & Whitechapel Stations being within easy walking distance.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	753.20	69.97
Basement	591.80	54.98
Total	**1,345**	**124.95**

Terms

A new FRI Lease to be contracted Outside the LTA Act of 1954

Building Insurance

Approximate Cost: £510 per annum

Viewing & Further Information

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Tarn & Tarn endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.
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