

# LONDON E1

88-90 Commercial Rd

E1 1NU



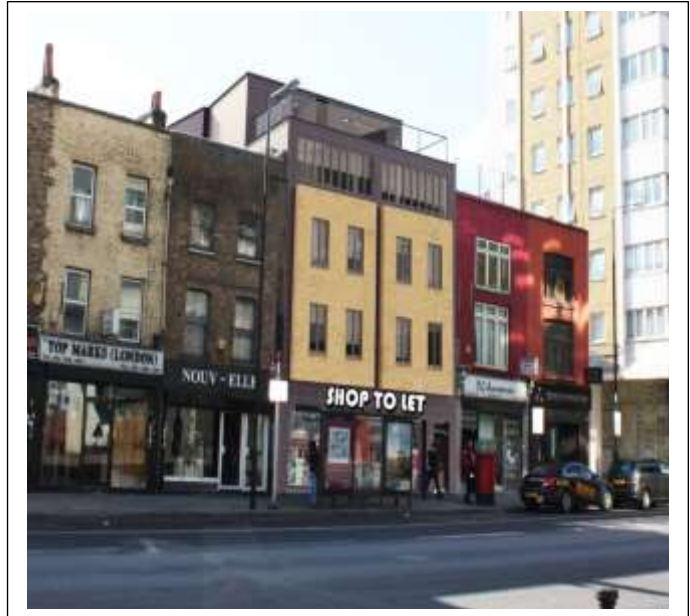
## NEW GROUND FLOOR AND FULL HEIGHT LOWER GROUND RETAIL UNIT TO LET (AI USE)

### Location

The Property is situated in a prominent position on Commercial Road and within walking distance of Aldgate East tube station. Double fronted unit with potential to divide into 2 units – ground floor and lower ground floor.

### Description

The premises arranged on ground floor with full height lower ground floor. To the rear there is a door for loading purposes.



### Accommodation

### Business Rates

	M <sup>2</sup>	Sq.Ft
Retail / Sales lg/f *	158.7	1708
Retail / Sales g/f *	127.2	1369
Ancillary Kitchen / storage*	36.2	390
TOTAL	322.10	3467

\* The areas are subject to re measure on completion of works

The property is to be assessed for business rates on completion of the construction.

### Terms

The premises are available to let on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed.

**Rent: On application: Please contact us**

# 88-90 Commercial Rd - SHOP TO LET

VAT – Not applicable

## Plant and Equipment

The unit will be available in a shell finish and ready to accept tenant's fit out works. The unit is expected to be completed by July-Aug 2016.

## Legal Costs

Each party to be responsible for their own legal costs

## Viewing

Any weekday from 9.30 am to 5pm with prior appointment.

Contact EDDY SHAH – 020 8688 4231

## Joint letting agents

To be advised



Contact:

EDDY SHAH

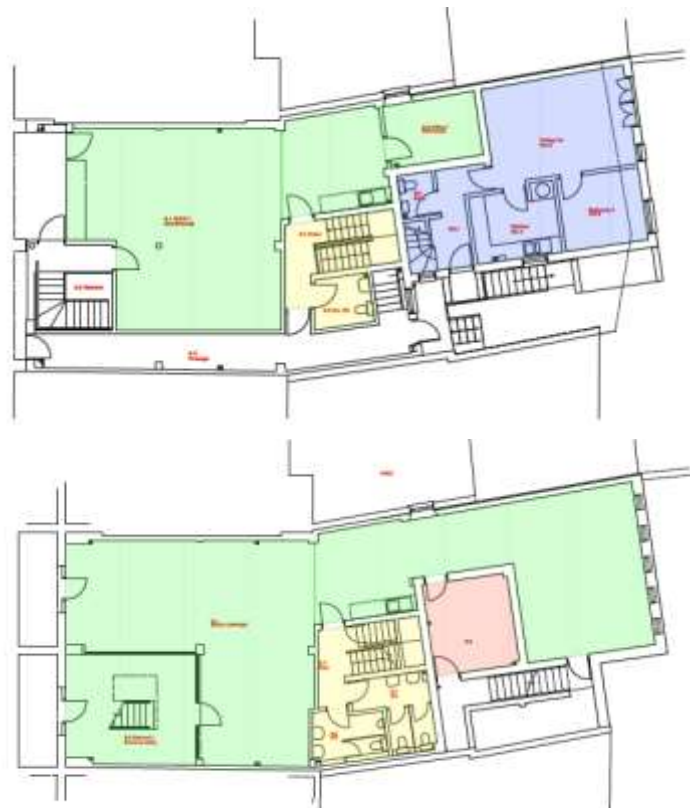
020 8688 4231

Email:

[sdshah@remys.co.uk](mailto:sdshah@remys.co.uk)

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor. These Particulars do not form, nor form any part of, an offer or contract. Neither ZK INVESTMENTS nor any of their employees has any authority to make or give further representations or warranties to the property.



## Energy Performance Certificate Non-Domestic Building



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E1 1NU

Certificate Reference Number:  
0220-0534-8469-5692-0002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO<sub>2</sub> emissions

54

This is how energy efficient the building is.