

Aldgate, London E1

79 Wentworth Street

Class E Opportunity



Location

The subject property is well-located on Wentworth Street on in close proximity to Spitalfields Market, Liverpool Street and Aldgate East Station.

There are a number of F&B occupiers in the vicinity along with a mix of independent retailers and cafes, and the popular 6 day a week street market. Nearby operators include Song Que Café, The Culpeper, Tofu Vegan, Bubala and ALDI, generating strong 7-day footfall.

Demise

The property is arranged over ground and lower ground floors, comprising the following approximate floor areas:

Ground Floor	387 sq ft	35.9 sq m
Lower Ground	390 sq ft	36.2 sq m
Total	777 sq ft	72.1 sq m

Tenure

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

£45,000 per annum exclusive.

Service Charge

Available upon request.

Rates

Rateable Value	£32,500
Rates Payable	£12,415 p.a.

Interested parties are advised to make their own enquiries through Tower Hamlets Council on 020 7364 5000.

EPC

Available upon request.

For further information or to arrange a viewing please contact:

forge

020 7190 9801
forge-cp.com

Liam Jones
07990 335 016
liam@forge-cp.com

Amy Kenningham
07393 764 822
amy@forge-cp.com

Or alternatively our joint agents Oli Cohen & Daniel Jackson at Belcor on 020 7375 3444.

