



PER ANNUM

**£18,000 Per Annum**

**Cheshire Street**

London, E2 6EH

**Full Description**

Located just off of Brick Lane on Cheshire Street is this 220sqf commercial unit with kitchenette and disabled W/C. The property has floor to ceilings windows, wooden flooring. Available now.

**Location**

Located on Cheshire Street which has a range a boutiques and hair salons. Shoreditch High Street Station is close by as well as Liverpool Street Station being a short walk.

**Terms**

License Agreement:

- 2 months in advance
- 2 month deposit
- No rent free period
- Period - 2 – 3 years
- Breakclause – subject to negotiation

**Viewing**

By appointment only.

**VAT**

The property is not subject to VAT

**Legal Costs**

Each party to cover thier own legal costs.

**Service Charge**

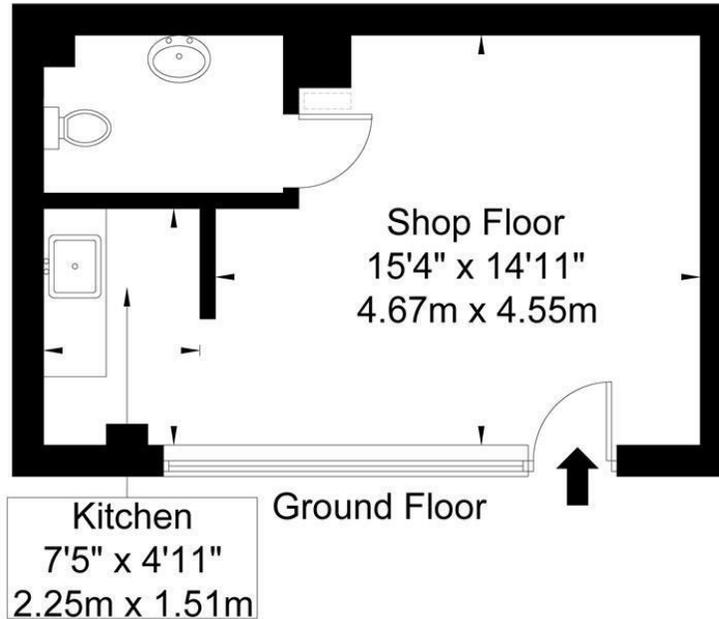
Service charge is payable by the tenant.





# Cheshire Street E2 6EH

Approx Gross Internal Area = 24.6 sq m / 264 sq ft



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>70</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Ref

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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## OFFICE DETAILS

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