

TO LET

21 Wheler
Street
Shoreditch
London
E1 6NR

£35,000 PER ANNUM



KEY INFORMATION

RENT: £35,000 Per annum

TENURE:

By way of new FR and I Lease with periodic mechanisms for upward only rent reviews

LEGAL COSTS: Each side to bear their own legal fees

VAT: Under the Finance Acts 1989 and 1997 VAT may be levied on the rental price. We recommend that the prospective buyers establish the VAT implications before entering into any agreement.

RATES: Rateable value - £11,000 (as taken from Gov.uk)

This is not the amount you will pay. The rateable value is used to calculate your rates bill.

Please refer to the Local Authority for more information on rates

Residential - Council Tax Band B

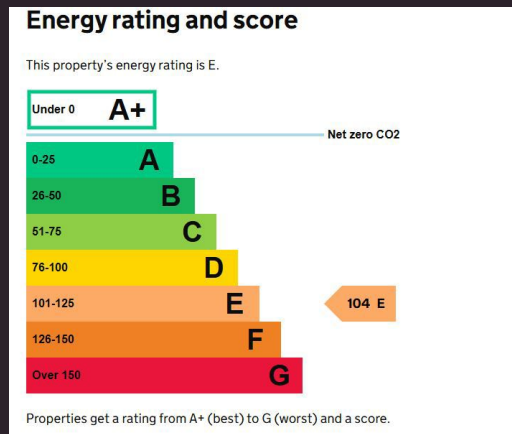
VIEWING: Via the owners sole agents PSS Commercial.

DEPOSITS AND AML: PSS will take a non-refundable deposit of £2000 on lettings and £5000 on sales. This may alter subject to client's instructions.

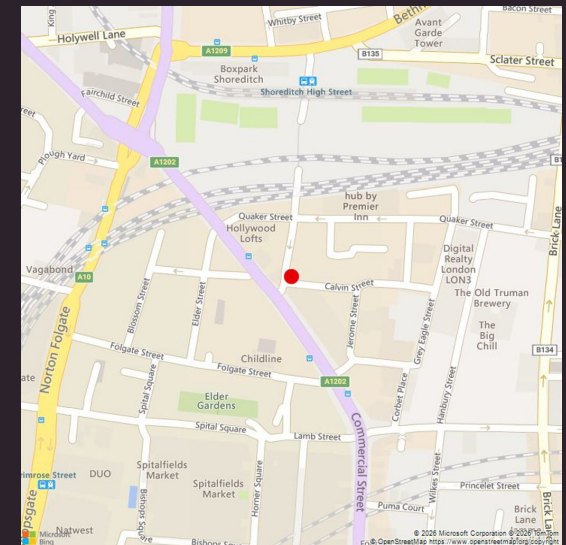
PSS will charge £225 + VAT for referencing. We will carry out AML checks on each and every prospective tenant/purchaser.



ENERGY RATING



Energy Rating D - Valid until June 2028



Paul Simon Seaton
Commercial & Investment

psscommercial.com

Magic House, 5 - 11 Green Lanes, Palmers Green, London N13 4TN

020 8800 4321

mail@psscommercial.com
info@psscommercial.com





Paul Simon Seaton
Commercial & Investment

psscommercial.com

Magic House, 5 - 11 Green Lanes, Palmers Green, London N13 4TN

020 8800 4321

mail@psscommercial.com
info@psscommercial.com

FEATURES

- Mainly open Plan
- Live-work
- Great Location
- Many great features
- Shower room, wc & kitchen

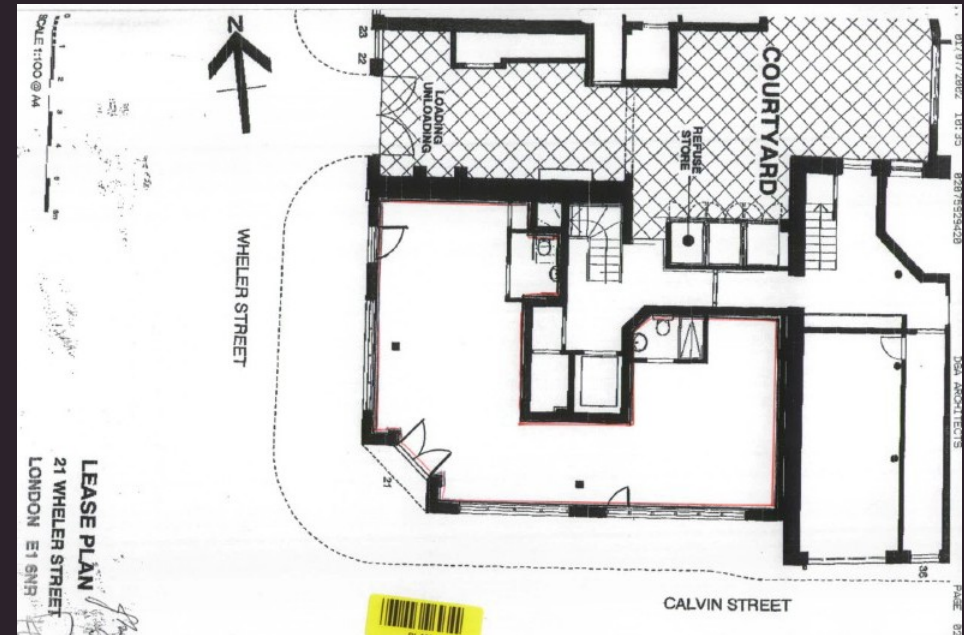
The unit occupies the ground floor of this 4 storey building plus mezzanine.

The unit originally had planning consent for live-work and the property still has a commercial rates assessment and a council tax bill, although the unit has in recent years been used solely as an office.

The unit is mainly open plan, 720 sq.ft. approx, plus shower room, w.c and kitchen, bringing a total of 800 sq.ft. approx. GIA.

Set in a corner position fronting Wheler Street with a longer return frontage onto Calvin Street. The building is visible from Commercial Street. Local operators include Hawksmoor Spitalfields, Urban Outfitters and Watch House. Easy access to A10 with Shoreditch High Street train station (Windrush) line a short distance away.

DISCLAIMER: Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a



Paul Simon Seaton
Commercial & Investment

psscommercial.com

Magic House, 5 - 11 Green Lanes, Palmers Green, London N13 4TN

020 8800 4321

mail@psscommercial.com
info@psscommercial.com



Paul Simon Seaton
Commercial & Investment

Magic House
5 - 11 Green Lanes
Palmers Green
London N13 4TN

020 8800 4321

mail@psscommercial.com
info@psscommercial.com

psscommercial.com