

FOR SALE

MODERN RETAIL / OFFICE UNIT

Tel: 07885 912 982



4 WESTFERRY ROAD
ISLE OF DOGS, LONDON E14 8JT
APPROX. 430 SQ FT (40 SQM)

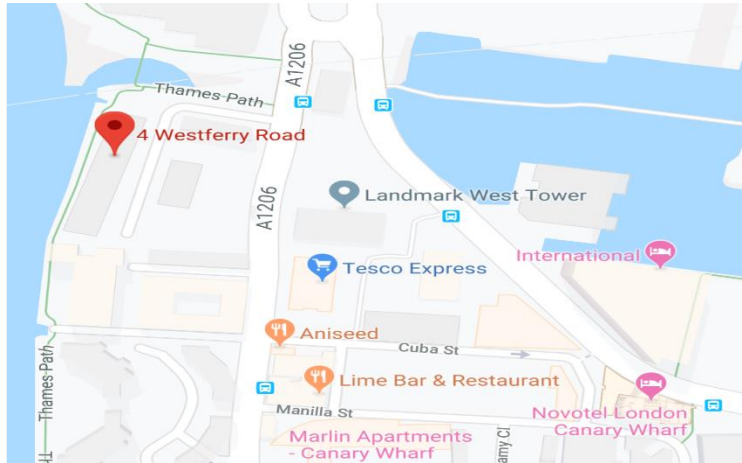
USE CLASS - A1 / A2 / B1
LONG LEASEHOLD OFFERED IN
EXCESS OF £325,000.

4 WESTFERRY ROAD, LONDON E14 8JT.

Description

A self-contained ground floor unit with frontage, newly refurbished throughout and offering a open plan space with excellent natural light and modern specifications to include open plan kitchen, single W.C and storage facilities. The unit also benefits from various uses (A1/A2/B1) to allow a variety of alternative business occupiers. In addition, there is an allocated parking space, use of the gymnasium / swimming pool and tennis courts all located within the development.





Location

Located within a mixed use development on Westferry Road (A1206) and within walking distance to Canary Wharf underground station (Jubilee line). The station forms part of the Canary Wharf shopping centre boasting a host of restaurants, bars and cafes to include national retail stores and independent outlets.

Term

A term of 125 years from 25th December 1986 at a ground rent of £200 per annum rising every 25 years.

❖ Specifications

- ❖ Newly refurbished
- ❖ Electric wall mounter heaters
- ❖ Recessed spotlights
- ❖ Wood floors
- ❖ Open plan kitchen
- ❖ W.C
- ❖ Secured parking space
- ❖ Use of gym /swimming pool/tennis courts and conference room.

Service Charge

Approximately £4,700 per annum

N.B Ground rent of £200 per annum is recovered from the service charge.

Floor Area

Ground Floor 430 sq ft (40 sqm)

EPC

EPC Rating = E - 122

Business Rates

To be assessed

For Sale

Long leasehold

Offers invited in excess of £325,000. (Three hundred and twenty five thousand pounds).

VAT

The building is elected for VAT.

Further Details

Ian Lim

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