Prime⁺ Retail

Shop To Let

LONDON E1 8JN
3-5 Dock Street

Double Fronted Unit

Location

The subject property is situated on the east side of Dock Street, close to the junction with Royal Mint Street and Cable Street. The property is well served by public transport, with Tower Hill, Tower Gateway, Aldgate and Aldgate East stations all within close proximity.

Accommodation

The property is arranged over ground floor and basement, providing the following approximate net internal floor areas:-

Ground Floor	587 sq ft	54.53 sq m
Basement	585 sq ft	54.35 sq m
Vaults	150 sq ft	13.94 sq m

Terms

An assignment of the existing lease expiring 24th March 2031, subject to an upward only rent review on 25th March 2026, at a current passing rental of £43,000 per annum exclusive.

(N.B – The adjoining property at 1 Dock Street, London E1 is also available and can be taken in addition to these premises. Further information is available upon request).

Incentives

Incentives are available to an ingoing tenant. Further details are available upon request.

Rates

We have been verbally advised that the property is assessed as follows:-

Rateable Value	£25,000
UBR (2023/2024)	49.9
Rates Payable	£12,475

Interested parties are advised to make their own enquiries with the Local Authorities.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.
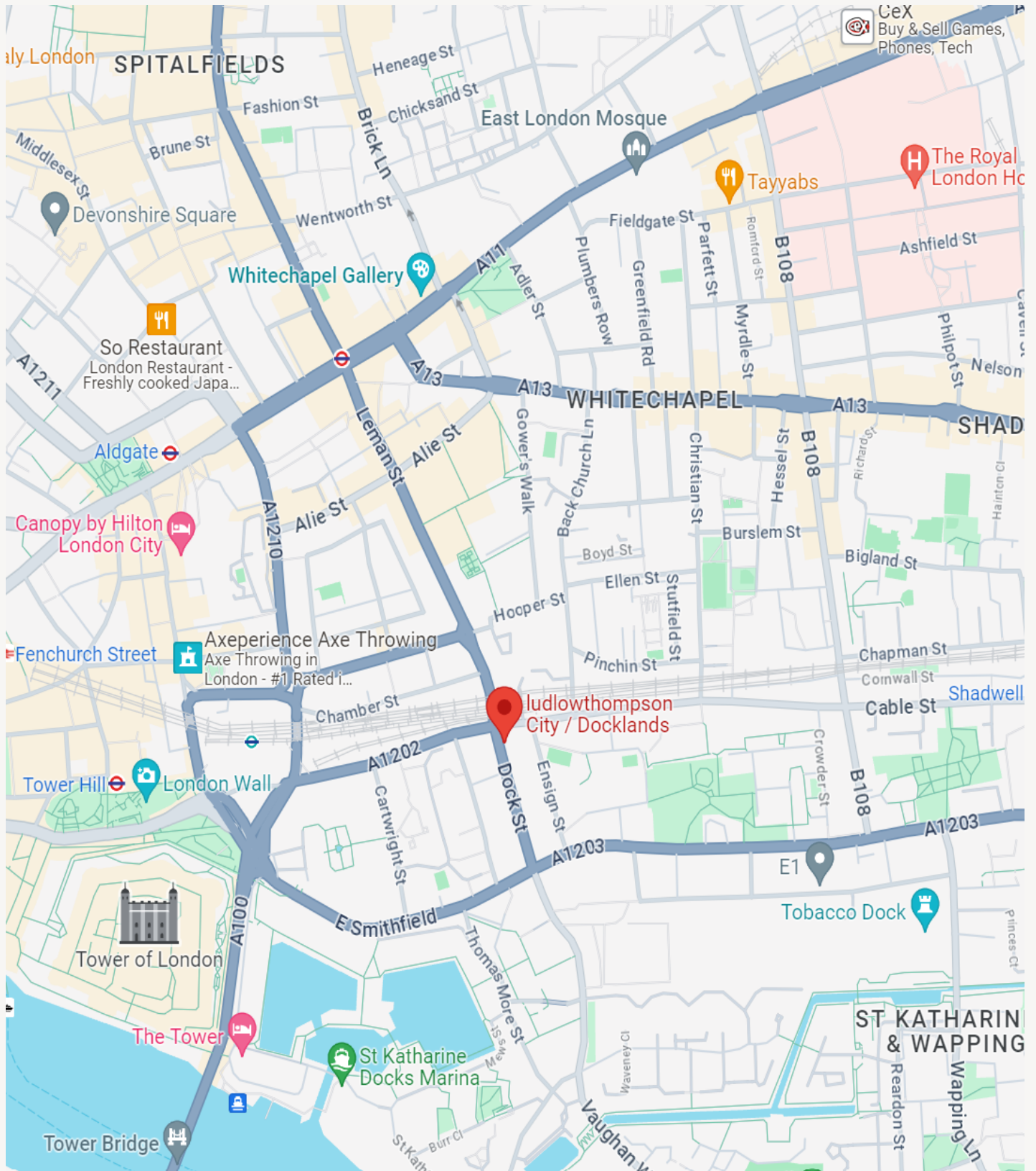
EPC

An EPC has been commissioned and is available upon request.

Viewing

All viewings are strictly by prior appointment.
For further information or arrangements to inspect please contact:

Joel Berg
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07950 320 978

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prime-retail.com

For more information contact:
020 7016 5340