

## Retail unit TO LET

### LIMEHOUSE E14

Unit 3

The Mosaic

45 Narrow Street

London

Docklands

E14 8DN

#### Location

The subject property is located in Limehouse, East London, just to the North of the River Thames. Canary Wharf is circa 1 mile to the East and the City of London is circa 2.5 miles to the West. Limehouse Railway Station and DLR is 0.2 miles North of the property.

The property forms part of the ground floor of The Mosaic, a luxury development by St James. The Mosaic comprises two buildings facing an attractive central square and fronts the historic Narrow Street with additional access through to Horseferry Road and the nearby marina at Limehouse Basin. Nearby is Gordon Ramsay's restaurant - The Narrow.

#### The Property

The property is situated around a central courtyard with an attractive water fountain feature. There are currently several other restaurants (Straight and Narrow and La Figa), a beauty salon and dry cleaners.

The subject property comprises of a Ground floor Retail unit currently operating as a Restaurant unit and a smaller kiosk unit.

We have been provided with the following approximate net internal floor areas:

**Ground floor: 1,932 sq ft (179 sq m)**

#### Lease

A brand-new lease on effective full repairing and insuring terms to be agreed between the parties.



#### Rent

**£55,000 per annum exclusive**

#### Business Rates

The property will be reassessed for business rates following completion of any works and occupation.

#### Planning

A1 / A3 Restaurant at present but D2 or other use STPP.

#### Legal Costs

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

#### Viewings

Inspections are strictly via prior appointment via Landlords agents:

#### May & Company Real Estate Advisors:

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