

To Let

Retail, Coffee or Grab & Go Opportunity 303 Whitechapel Road, E1 1BY

A unique retail or hospitality opportunity in the heart of Whitechapel. The unit is situated in a highly visible position near the station, benefiting from strong footfall.

The property has a simple configuration arranged over ground and basement floors, with a glazed frontage providing excellent visibility. The unit is in shell condition with capped-off services.

Whitechapel is a busy, cosmopolitan area of East London within the borough of Tower Hamlets. The property is positioned along Whitechapel Road, a major A-road with high pedestrian and vehicular traffic.

Zone 2

Elizabeth, Circle & District, Hammersmith & City and Overground Lines

Places

London

The TfL Property Company

for

17.1million Annual Station Footfall



Description:

The property has a simple configuration arranged over ground and basement floors, with a glazed frontage providing excellent visibility. The unit is in shell condition with capped-off services.

Unit Size:

Total	741 sa ft
Basement	330 sq ft
Ground	411 sq ft

Services: Power (100 A TPN), Water & Drainage.

Usage: Retail, Coffee or Grab & Go Uses.

Lease:

5-year lease, contracted outside the Landlord & Tenant Act.

Annual RPI +1% for the rent review applicable.

Rent:

The rent payable to be an agreed base rent or an agreed percentage of gross turnover, whichever is the higher and will be net of VAT and exclusive of rates.

Rates:

Interested parties are advised to contact the VOA directly for more information.

Legal Costs:

Each party is to be responsible for their own legal costs.

Offers:

Interested parties will be expected to provide a full business case with financials.

ALL ENQUIRIES:

Victoria Davies victoria.davies@eur.cushwake.com Matthew Englender matthew.englender@eur.cushwake.com





For professional tenancy advice: The Code of Leasing Business Premises in England & Wales recommends you seek professional ad vice before agreeing a business tenancy. Details available from: www.leasingbusinesspremises.co.uk. Misrepresentation Notice — All the information and descriptions (whether in the text, plans or photographs) are given in good faith but should not be re lied upon as being a statement of representation or fact. Any areas, measurements or distances referred to are approximate only.