



To Let

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

Places
for
London

 The TfL Property
Company

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.

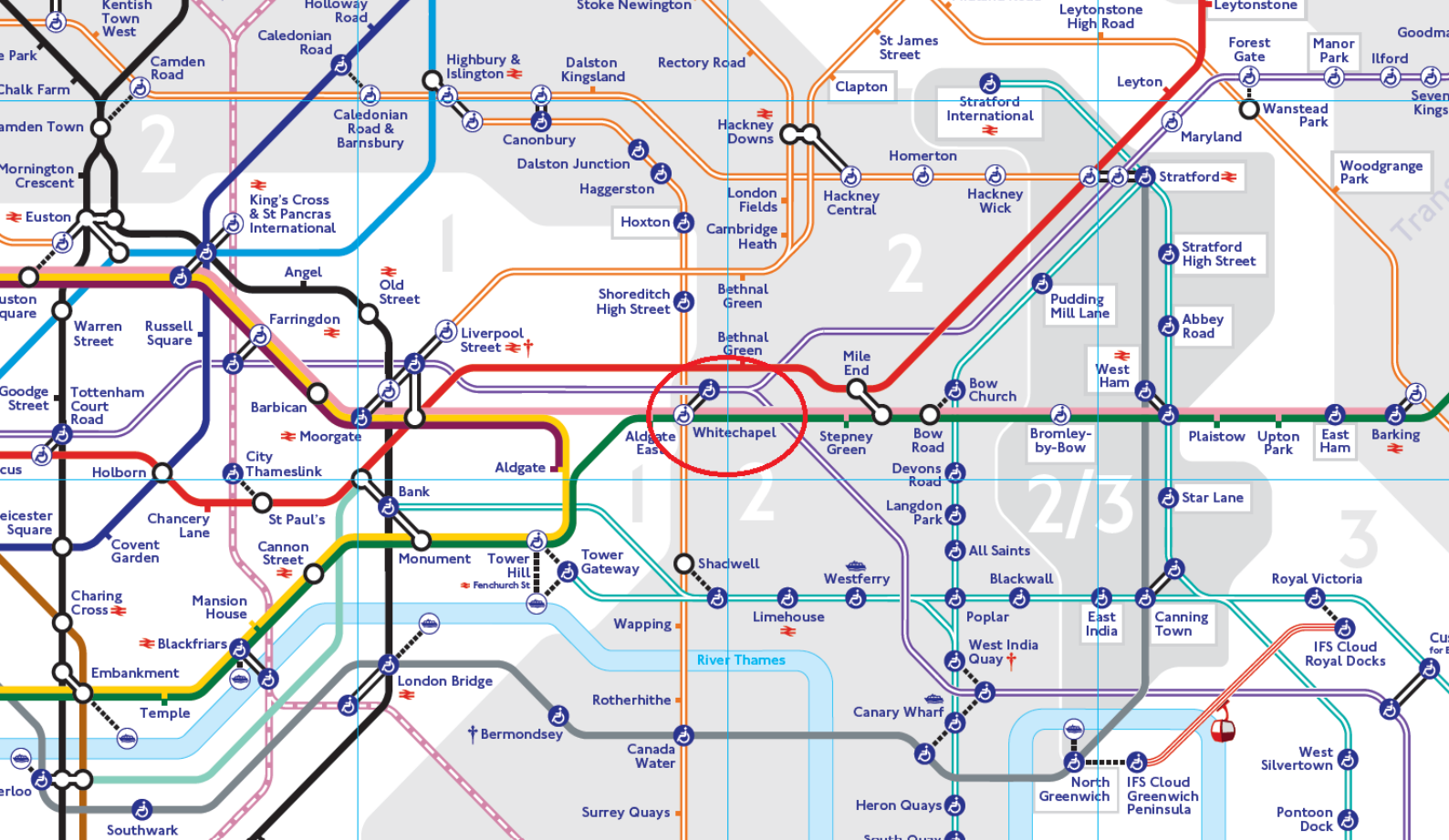
The property has a simple configuration arranged over ground and basement floors, with a glazed frontage providing excellent visibility. The unit is in shell condition with capped-off services.

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

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:

Ground	411 sq ft
Basement	330 sq ft
Total	741 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:

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