



To Let

Retail, Coffee or Grab & Go Opportunity
305 Whitechapel Road, E1 1DE



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.

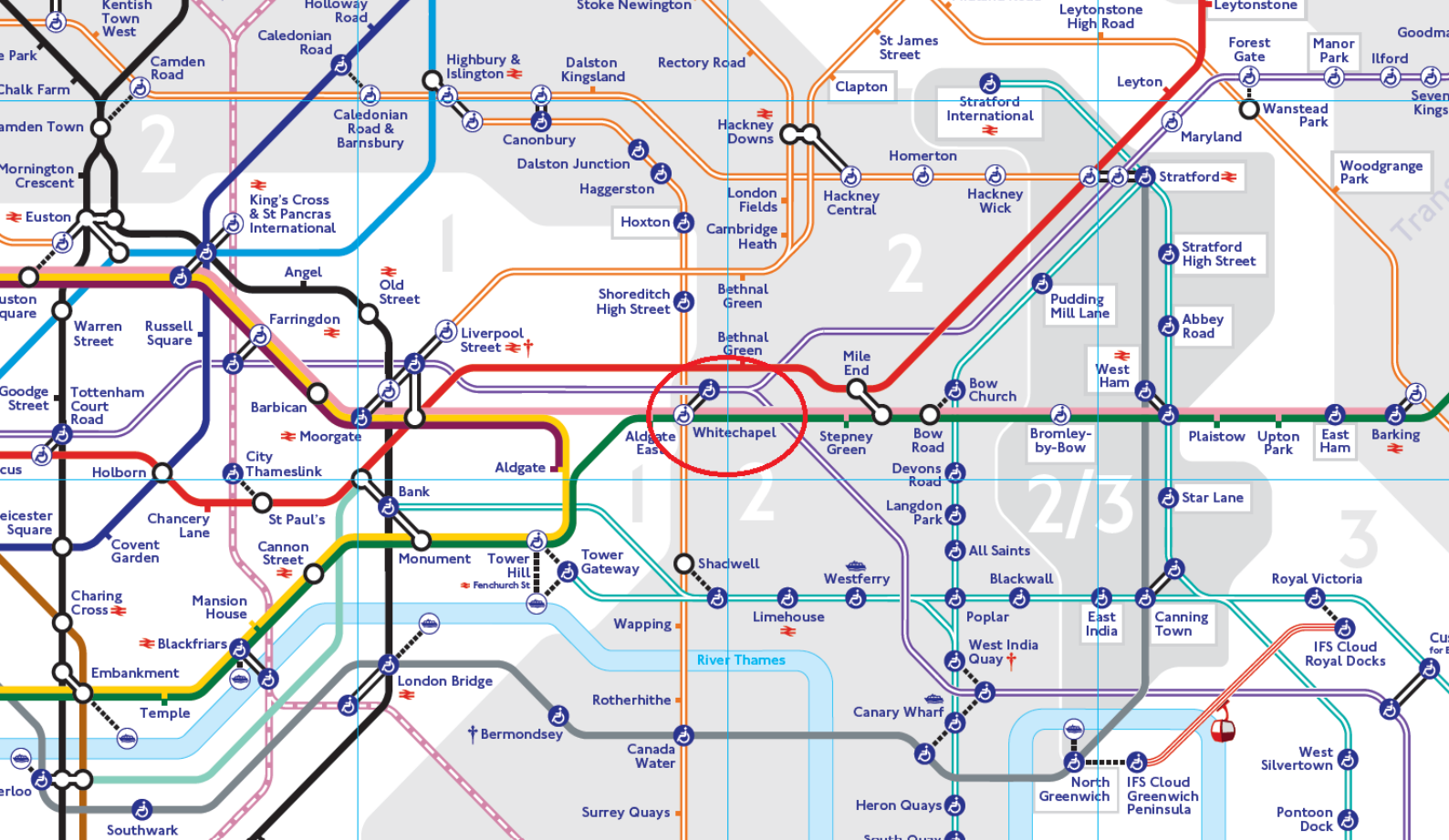
The property has a simple configuration arranged over ground and basement floors, with a glazed frontage providing excellent visibility. The unit is in shell condition with capped-off services.

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	263 sq ft
Basement	255 sq ft
Total	518 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 in excess of £37,000 per annum 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:

Maia Walker
Maia.walker@cushwake.com

Alice Hershman
Alice.hershman@cushwake.com

