



# To Let

Retail, Coffee or Grab & Go Opportunity  
309 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 floor. The unit is white boxed with a new roller shutter and capped-off services.

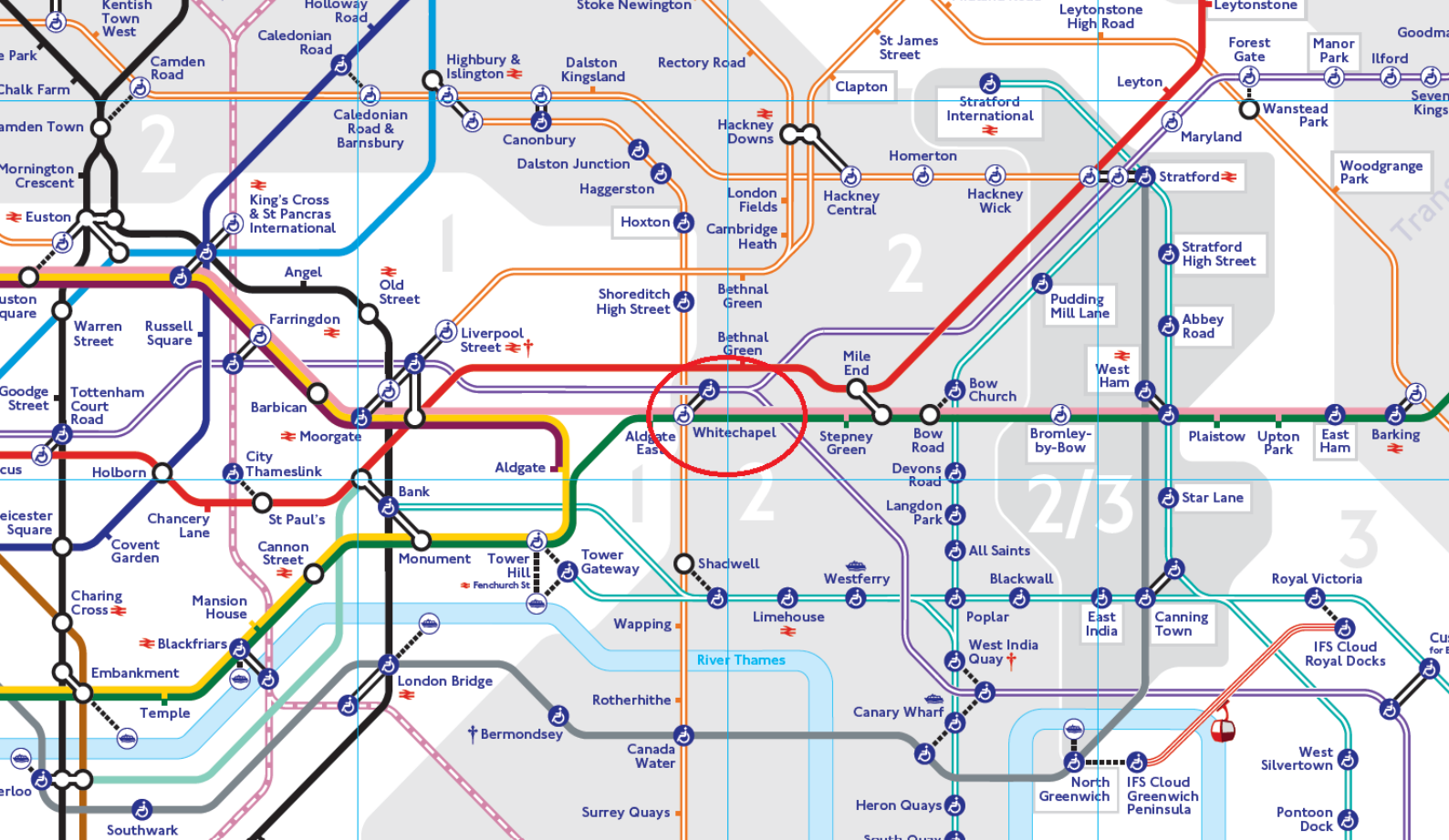
Whitechapel is a busy, cosmopolitan area of East London within the borough of Tower Hamlets. The property is positioned along Whitechapel Road, a major A-road with high pedestrian and vehicular traffic.

## 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 floors. The unit is white boxed with a new roller shutter and capped-off services.

#### Unit Size:

Ground 176 sq ft / 16.4 sq m

#### 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  
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Alice Hershman  
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