

OFFERS OVER  
**£1,800,000**  
**Whitechapel Road**  
London, E1 1DT

Rare opportunity to purchase a renovated commercial unit spread over 4 floors and 1962sqf situated just moments from both Whitechapel and Aldgate East Stations.

Currently used as a convenient store the property features a street level main floor, fully tanked basement, 1st floor office with tiled flooring, contemporary fitted bathroom, kitchen area and a additional open space on the 2nd floor.

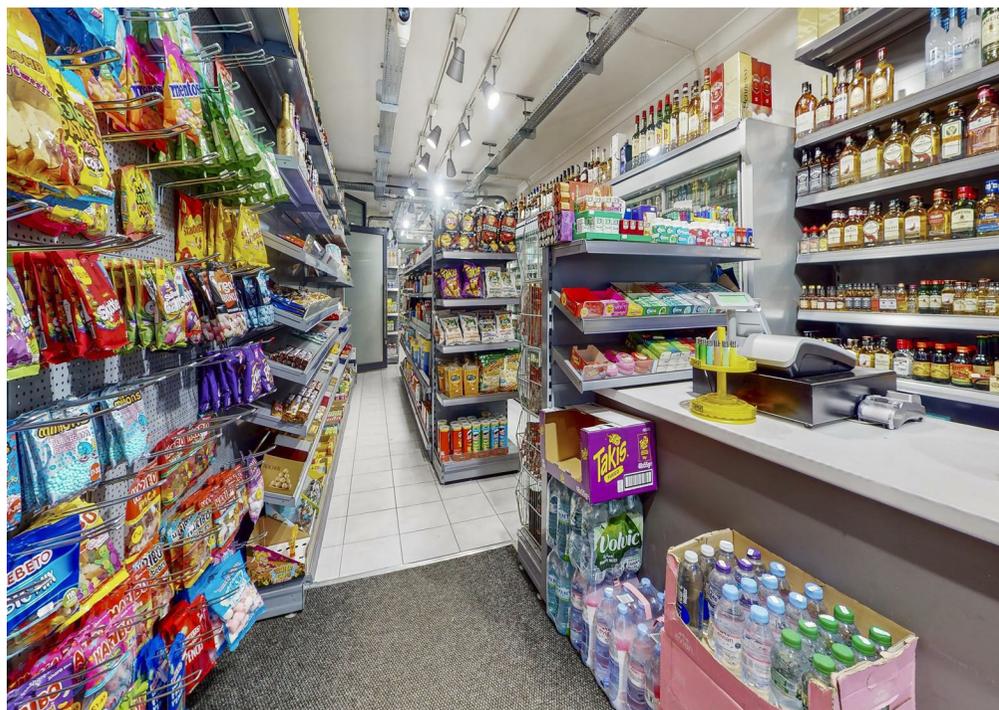
The property has potential for development to convert to mix residential and commercial use subject to planning permission.

Renovated throughout to a high standard including secure shutters, air conditioning and triple glazed windows.

Can be offered vacant possession.

EPC Rating: B

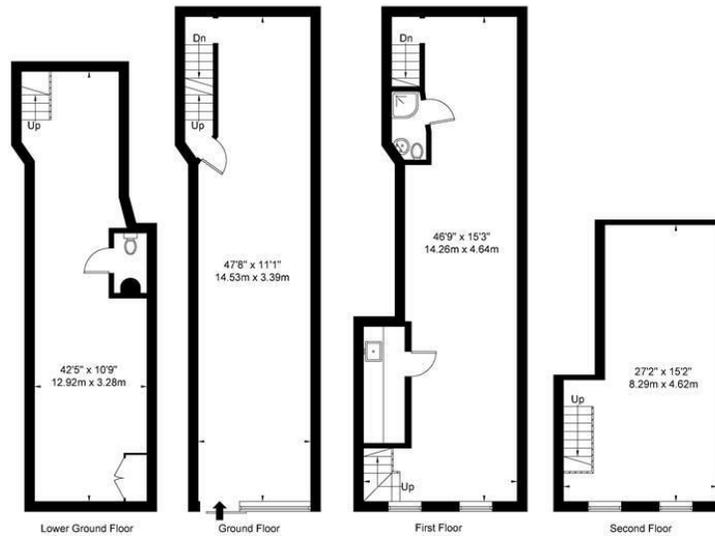
Located on the busy stretch of Whitechapel Road with Brick Lane close by as well as excellent transport links with Whitechapel, Aldgate East and the new Crosslink stations all being close by.





# Whitechapel Road E1 1DT

Approx. Gross Internal Area = 182.3 sq m / 1962 sq ft



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Ref

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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