



PER ANNUM

**£160,000 Per Annum**

**Bethnal Green Road**

London, E2 6DG

#### LOCATION

The unit is conveniently situated at the top of Brick Lane and 13 minute walk (0.6 miles) from Bethnal Green Underground station, which serves the Central Line and Overground, and an eight-minute walk (0.4 miles) from Shoreditch High Street station (Overground). The London Borough of Tower Hamlets is celebrated for its diversity and offers a wide array of cultural and leisure activities, with well-known areas such as Brick Lane, Bethnal Green Road Market, Spitalfields, and Columbia Road all within an easy walk from the Site. Additionally, the vicinity boasts numerous dining options, including a variety of restaurants, cafes, and bars along Bethnal Green Road and the adjacent railway arches of Paradise Row.

#### DESCRIPTION

The triple fronted property occupies the ground floor and basement of this mid-terrace building. The property was most recently used as a Leather good retailer. Both the ground floor and the basement are predominately open plan. The property benefits from the triple fronted shop display. Food Users will be considered.

No Alcohol on the premises.

#### ACCOMMODATION

Ground Floor: 2101.23 Sq ft (195 Sq M)

Basement: 2101.23 Sq ft (195 Sq M)

Gross Internal Area: 4,202.46 Sq ft (390 Sq M)

#### AMENITIES

Triple fronted unit

Security Shutters

WC

Basement storage

High Footfall location

#### TERMS

New Lease - terms to be negotiated

#### Business Rates

Parties are advised to make their own enquires with the local authority.





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	

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

**OFFICE ADDRESS**

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**OFFICE DETAILS**

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