



# To Let

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



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.

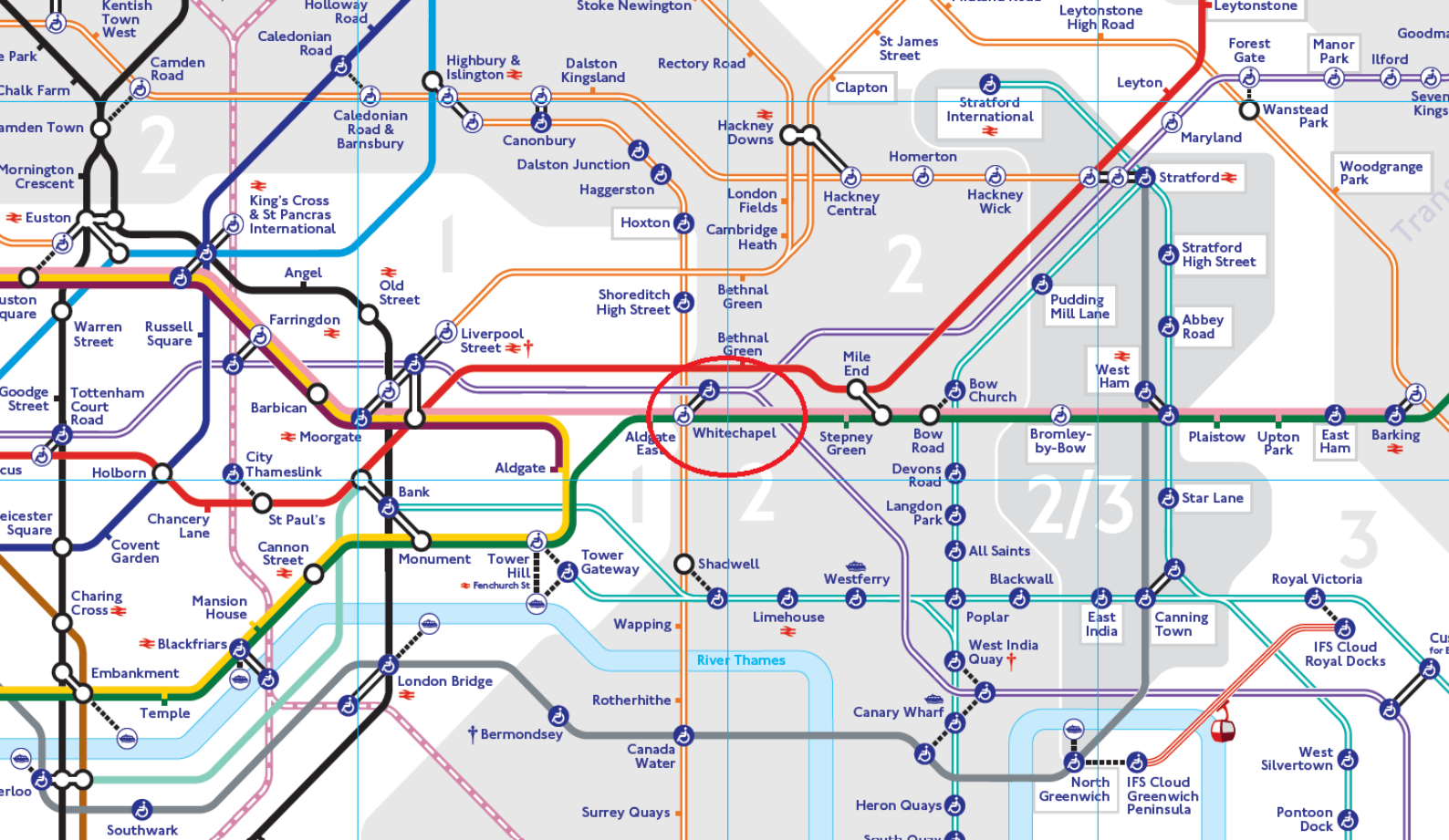
Whitechapel is a busy, cosmopolitan area of East London within the borough of Tower Hamlets. The property is positioned along Whitechapel Road, a major A-road with high pedestrian and vehicular traffic.

## 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
<b>Total</b>	<b>741 sq ft</b>

**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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Matthew Englender  
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