



To let

Retail or Restaurant Unit
317 Whitechapel Road, E1 1BY



 The TfL Property Company

A unique retail or restaurant opportunity in the heart of Whitechapel. The unit is situated in a prominent corner-position outside the station. The property has a simple configuration arranged over ground and basement floors, benefiting from a glazed return-shop frontage. 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 sits in a prominent corner position facing Whitechapel Road, which is a busy A-road benefitting from considerable footfall and passing car-traffic.

Zone 2

Elizabeth, Circle & District,
Hammersmith & City and
Overground Lines.

17.1 million

Annual Station Footfall



Description:

The property has a simple configuration arranged over ground and basement floor. The unit is in a shell condition with shop front installed.

Unit Size:

Ground	1,007 sq ft (93.6 sq m)
Basement	828 sq ft (76.9 sq m)
Total	1,835 sq ft (170.5 sq m)

Services:

Power (100 A TPN), Water & Drainage.

Usage:

Retail or Restaurant.

Lease:

5-10 year lease, contracted outside the Landlord & Tenant Act 1954, part II.

Annual RPI +1% for the rent review applicable.

Rent:

The rent payable to be a base rent of £75,000 pax 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 and accompanying landlord pack describing proposed use.

ALL ENQUIRIES:

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