



# To let

Retail or Restaurant Unit  
317 Whitechapel Road, E1 1BY



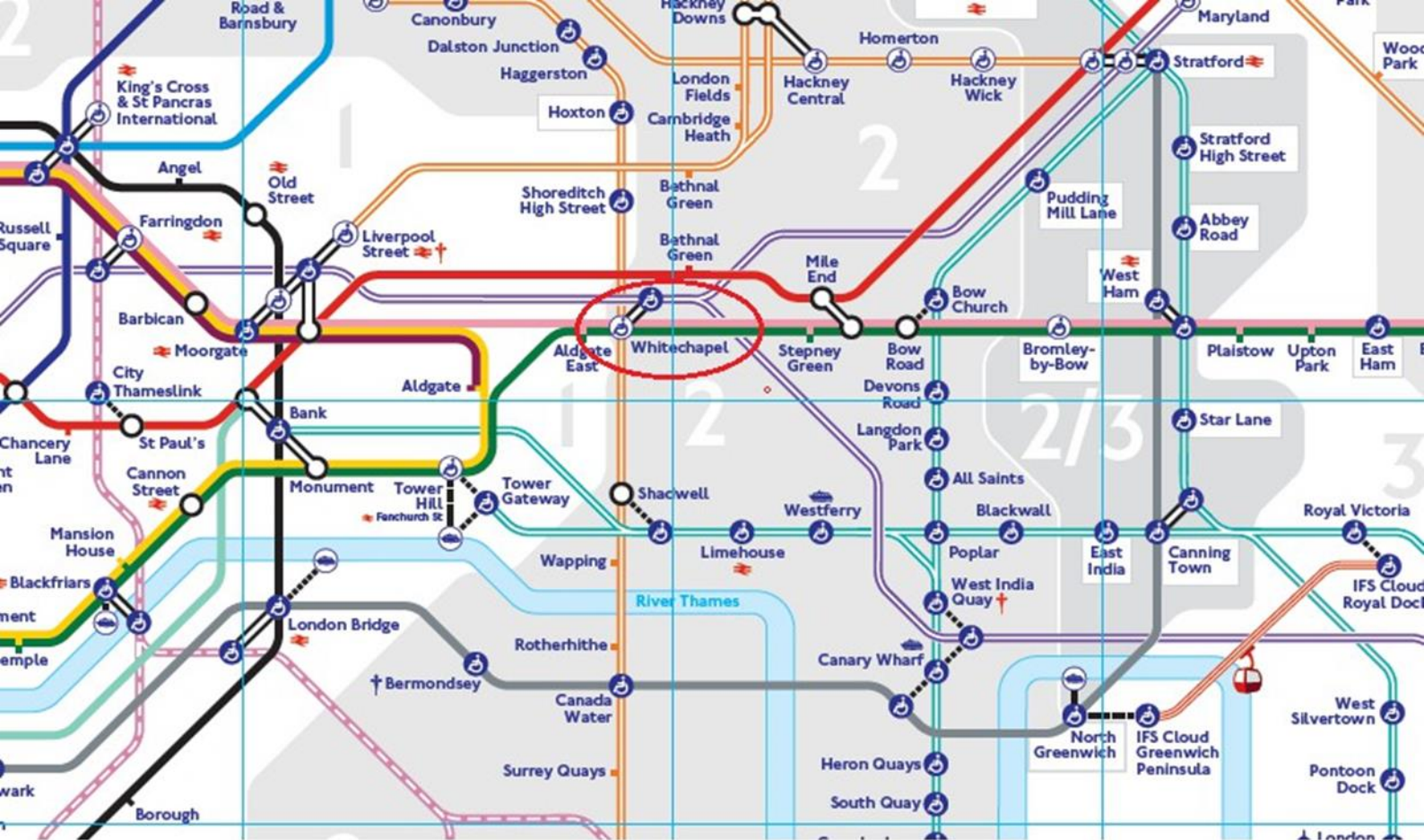
A unique retail or restaurant opportunity in the heart of Whitechapel. The unit is situated in a prominent corner-position outside the station. The property has a simple configuration arranged over ground and basement floors, benefiting from a glazed return-shop frontage. The unit is in shell condition 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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