



To let

Retail Unit
8 Vallance Road, Whitechapel

Places
for
London

The TfL Property
Company

A unique retail opportunity on Vallance Road, ideally located near Whitechapel Road with excellent transport links via Whitechapel (Elizabeth, District, Hammersmith & City, and Overground), Bethnal Green (Central line), and Shoreditch High Street (Overground)

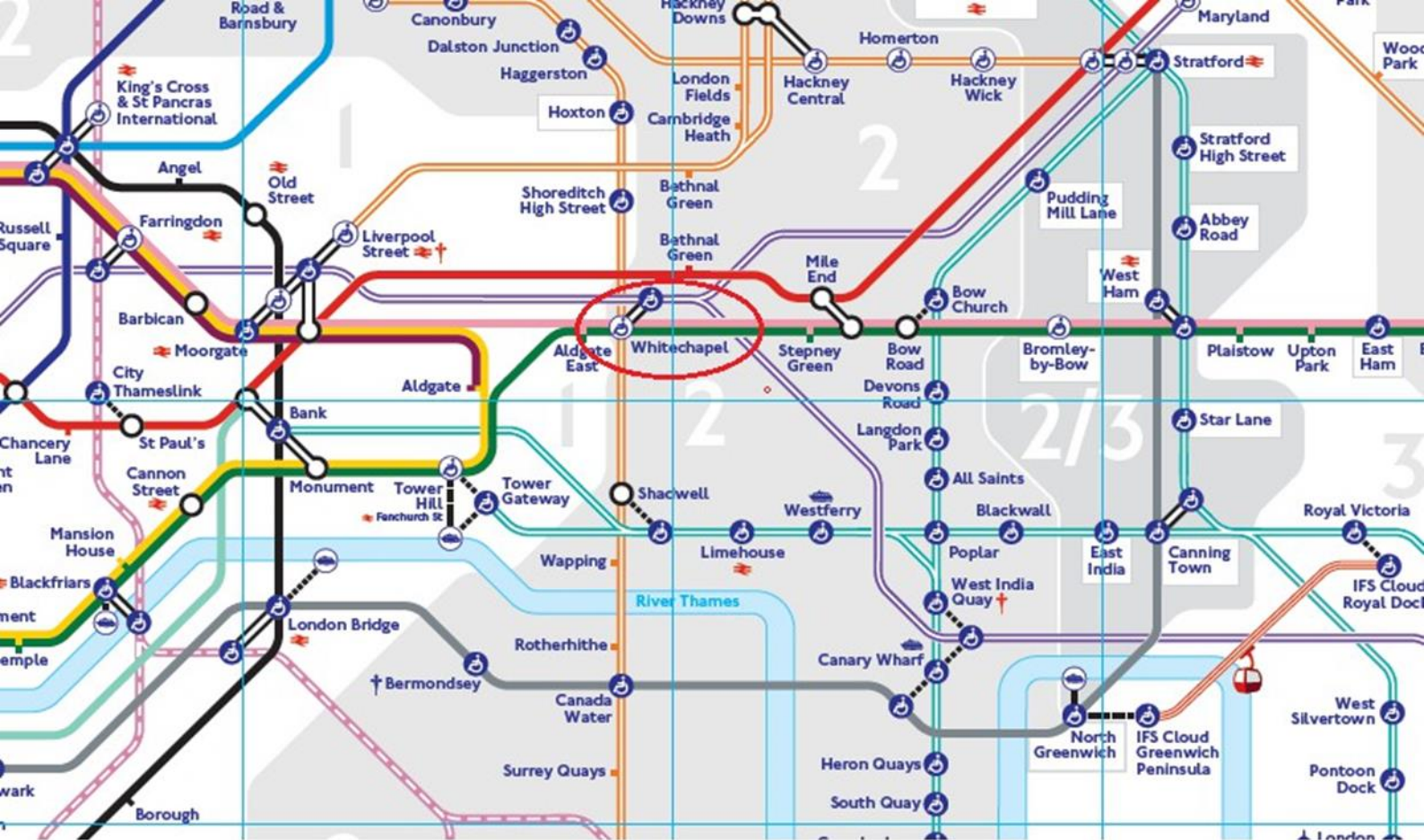
Whitechapel is a busy cosmopolitan area of East London within the borough of Tower Hamlets. The property sits in close proximity to Whitechapel Road, which is a busy A-road benefitting from considerable footfall and passing car-traffic.

Zone 2

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

17.1 million

Annual Station Footfall



Description:

The unit will be handed over in shell condition. The unit includes a toilet and kitchen facilities, and benefits from a roller shutter with glass shopfront.

Unit Size:

Ground/Total 38.1 sq m / 410 sq ft

Services:

Power (88 A TPN), Water & Drainage.

Usage:

Retail

Lease:

5-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 in excess of £20,000 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:

Alice Hershman
Alice.hershman@cushwake.com

Victoria Davies
Victoria.davies@cushwake.com

