# To let

Retail Unit 8 Vallance Road, Whitechapel

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.

**Places** 

London

The TfL Property Company

for

**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.

#### <u>Rent:</u>

The rent payable to be a base rent in excess of  $\pounds 20,000$  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:

William Alden William.Alden@cushwake.com Matthew Englender Matthew.Englender@cushwake.com





For professional tenancy advice: The Code of Leasing Business Premises in England & Wales recommends you seek professional ad vice before agreeing a business tenancy. Details available from: www.leasingbusinesspremises.co.uk. Misrepresentation Notice — All the information and descriptions (whether in the text, plans or photographs) are given in good faith but should not be re lied upon as being a statement of representation or fact. Any areas, measurements or distances referred to are approximate only.