



# To let

Retail Unit  
8 Vallance Road, Whitechapel



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:**

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