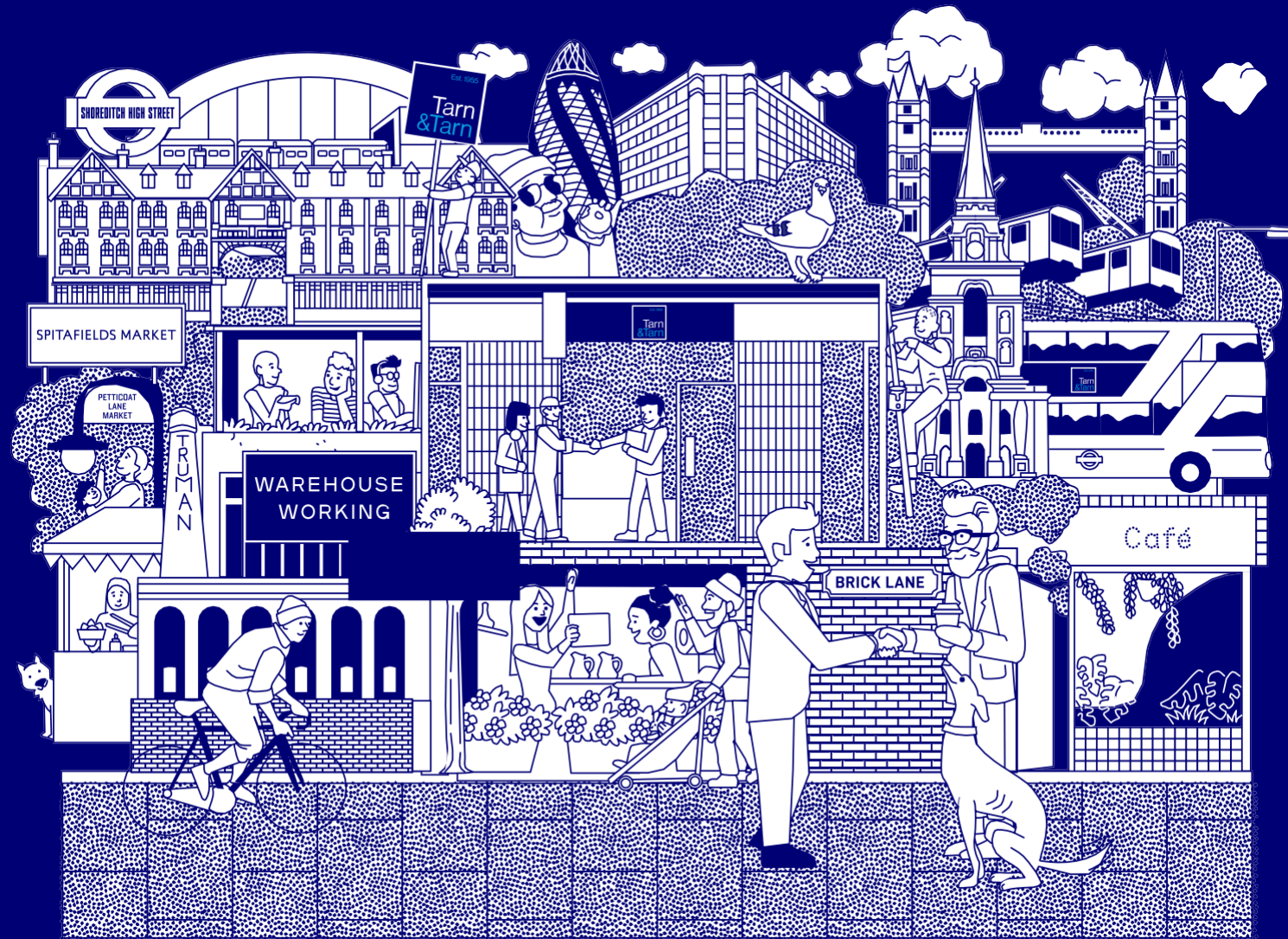


Est. 1955

Tarn &Tarn



**61-65 MILE END
ROAD,
WHITECHAPEL,
E1 4TT**

**PRIME E-CLASS
PREMISES
1,819 SQFT**

DESCRIPTION

A three-story building comprises a ground-floor commercial area currently divided into small office rooms. The premises benefit from a large shop and good ceiling height, making it attractive to a variety of E-use class operators. The unit offers a double-door entrance from Mile End Road, rear access for deliveries, and a small storage unit with an additional WC facility in the yard.

SUMMARY

- Large Shopfront
- Good Ceiling Height
- Prime Mile End Location
- Security Shutters
- Suitable to All Types of Business under E-Class








LOCATION

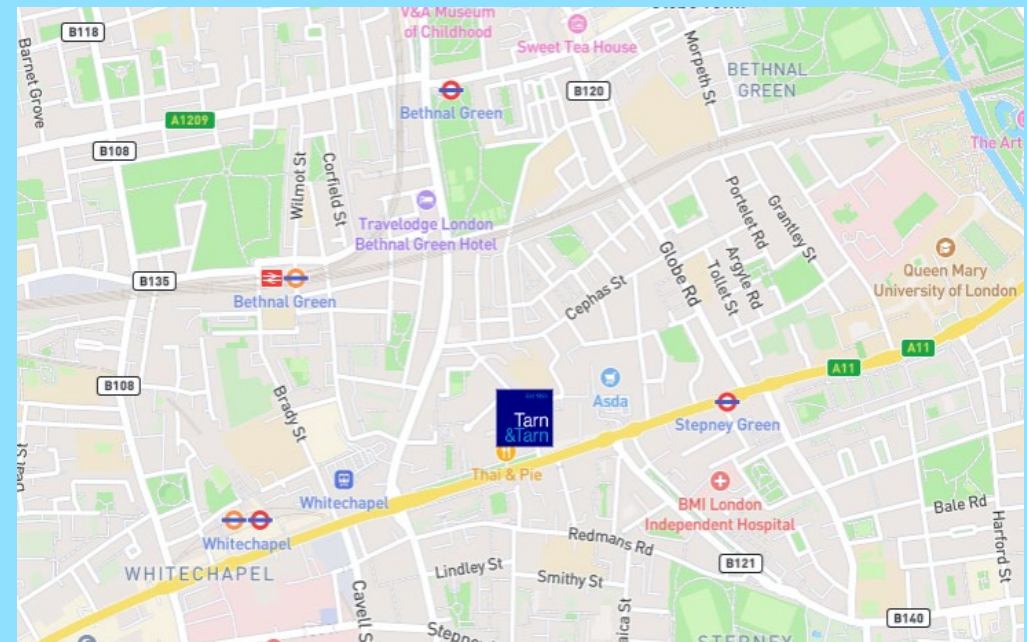
THE AREA

The property is located on Mile End Road, right at the junction with Cleveland way. The neighboring businesses include Nando's, Cookies & Cream, Tesco express, Queen Mary café and Genesis cinema. The property is located a short walking distance from Whitechapel and stepney green stations. There are also a number of bus routes that run along mile end road both into the city of London and East Stratford.



TRANSPORT

-  Stepney Green (6-minute walk) – **Hammersmith & City** and **District Line**
-  Whitechapel (8-minute walk) – **Hammersmith & City**, **District Line**, **Overground Line**, **Elizabeth Line**
-  Bethnal Green (12-minute walk) – **Central Line**



ACCOMMODATION

FLOOR	FT ²	M ²
Ground	1,819	169.05
TOTAL	1,819	169.05

BUILDING INSURANCE

Current Cost: £780 per annum

VAT

Not Applicable

SUMMARY

Available size	1,819 sqft
Rent	£65,000 per annum
Business Rates	£19,400 per annum
Service Charge	£5,457 per annum
Legal Fees	Each party to bear their own costs.
EPC Rating	Upon Enquiry

TERMS

A New FRI Lease to be contracted outside of the security and provisions of the Landlord and Tenant Act 1954.

LOCAL AUTHORITY

London Borough of Tower Hamlets



Est. 1955

Tarn
&Tarn

VIEWINGS

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**THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE
SINCE 1955.**