

Est. 1955

Tarn &Tarn

133 WHITECHAPEL
ROAD,
WHITECHAPEL,
LONDON,
E1 1DT

FULLY FITTED
TAKEAWAY WITH SUI
GENERIS USE CLASS
1,431 FT²



DESCRIPTION

The available accommodation features a fully furnished takeaway unit, located on the ground floor and basement of a mixed-use building. The unit can comfortably seat around 40 guests, making it ideal for dine-in or takeaway services. The kitchen is fully equipped with a commercial-grade extraction system, gas grill cooker, prep area, and canopy, ensuring a ready-to-operate setup for food businesses. Additional amenities include electric shutters, high floor-to-ceiling clearance, and energy-efficient LED lighting, all adding to the appeal of this high-visibility location in the heart of Whitechapel, perfect for a restaurateur or takeaway operator looking to establish a presence in a bustling, high-footfall area.

SUMMARY

- Fully Fitted
- Great Passing Trade
- Gas Supply
- Good Floor-to-Ceiling Height
- Opposite the East London Mosque
- Good Transport Connectivity
- Security Shutters
- Sui Generis Use Class
- CCTV








LOCATION

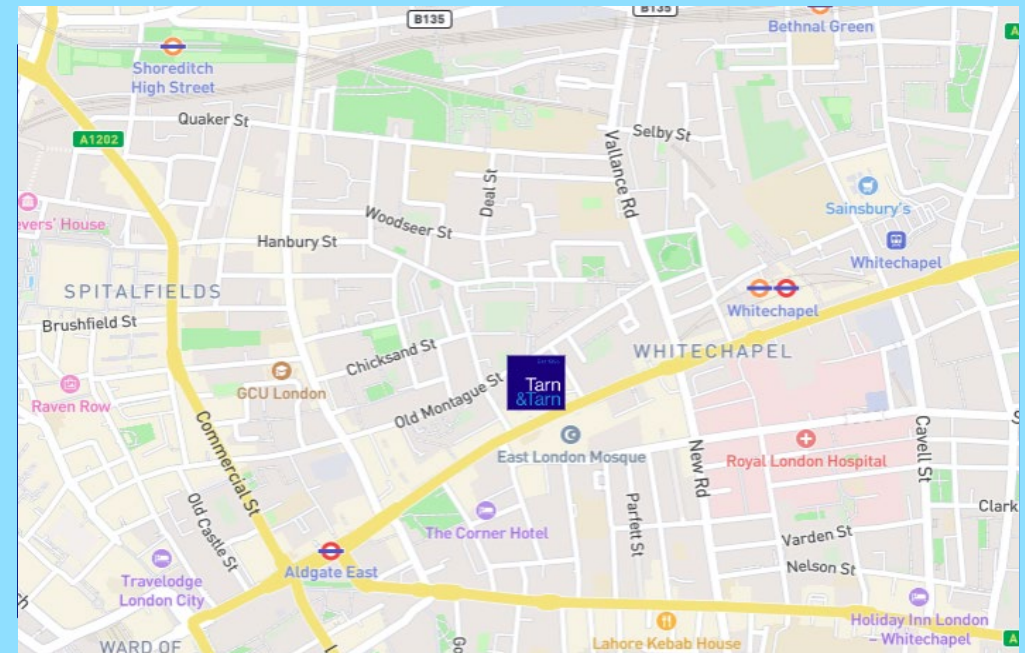
THE AREA

This former public house is located in the middle of Whitechapel Road, near its junction with Davenant Street, in this prominent location of the East End's junction with the city. The area is also well served by London Transport bus and train services with the nearest Overground Station being Whitechapel, and the nearest Underground being Aldgate East.



TRANSPORT

-  Whitechapel (6-minute walk) – **Hammersmith & City**, **Elizabeth Line**, **District Line** and **Overground Line**
-  Aldgate East (7-minute walk) – **Hammersmith & City** and **District Line**
-  Shadwell (7-minute walk) – **Overground Line** and **DLR Line**



ACCOMMODATION

FLOOR	FT ²	RENT (£ PA)	SERVICE CHARGE (£ PA)	BUSINESS RATES (£ PA)	TOTAL YEAR
Ground Floor	893				
Basement	538				
TOTAL	1,431	£65,000	N/A	£14,770.40	£79,770.40

VAT

Applicable On Rent, Rental Deposit and Building Insurance

TERMS

A new FRI Lease to be contracted Outside the Act 1954.

PREMIUM

Offers invited

LEGAL COSTS

Each party to bear their own costs

LOCAL COUNCIL

London Borough of Tower Hamlets

AML, ABC & FINANCIAL CRIME REQUIREMENTS

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.



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&Tarn

VIEWINGS

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