



PER ANNUM

£27,000 Per Annum

Bethnal Green Road

London, E2 6DG

LOCATION

The unit is conveniently situated at the top of Brick Lane and 13 minute walk (0.6 miles) from Bethnal Green Underground station, which serves the Central Line and Overground, and an eight-minute walk (0.4 miles) from Shoreditch High Street station (Overground). The London Borough of Tower Hamlets is celebrated for its diversity and offers a wide array of cultural and leisure activities, with well-known areas such as Brick Lane, Bethnal Green Road Market, Spitalfields, and Columbia Road all within an easy walk from the Site. Additionally, the vicinity boasts numerous dining options, including a variety of restaurants, cafes, and bars along Bethnal Green Road and the adjacent railway arches of Paradise Row.

DESCRIPTION

A fully fitted and well-presented restaurant/takeaway premises in the heart of Bethnal Green, offering a modern customer dining area and a commercial-grade kitchen equipped with extraction, stainless steel preparation areas, and ample cold storage facilities. The property benefits from a prominent roadside position, efficient layout, and turnkey food operation setup, making it ideal for owner-operators or established hospitality brands seeking a presence in this vibrant East London location.

Premium: £120,000 O.N.O

ACCOMMODATION

574 Sq Ft (53.4 Sq M)

TERMS

Assignment of an existing 15 year FRI lease

Stepped rent for the first 5 years:

£27,000

£28,000

£29,000

£30,000

Rent review every 5 years

Business Rates

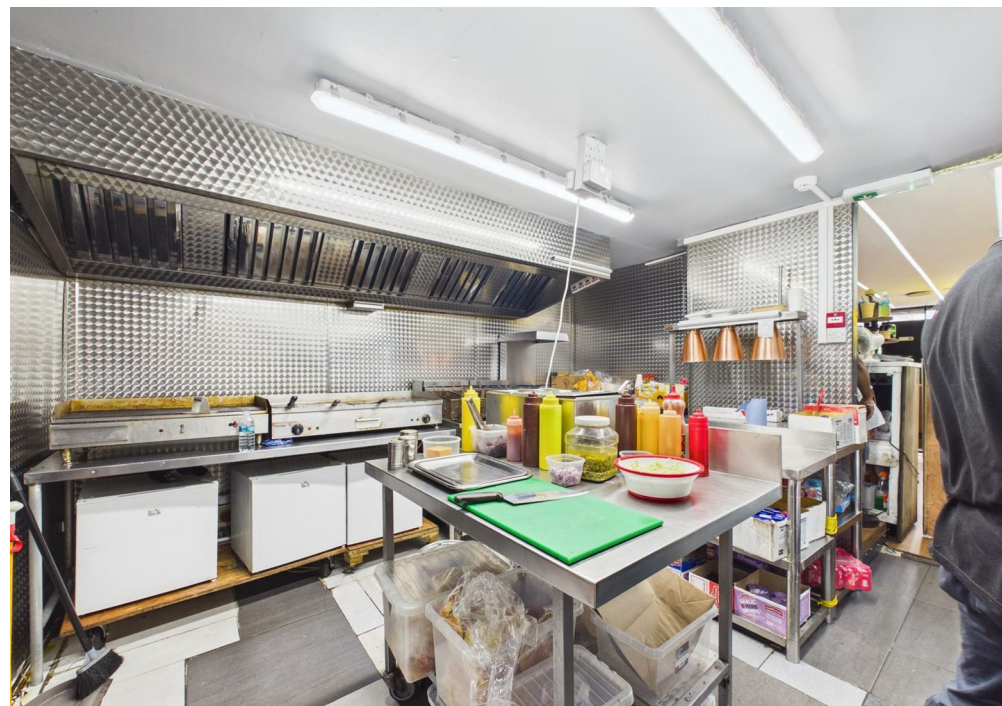
Parties are advised to make their own enquires with the local authority.

LEGAL COSTS

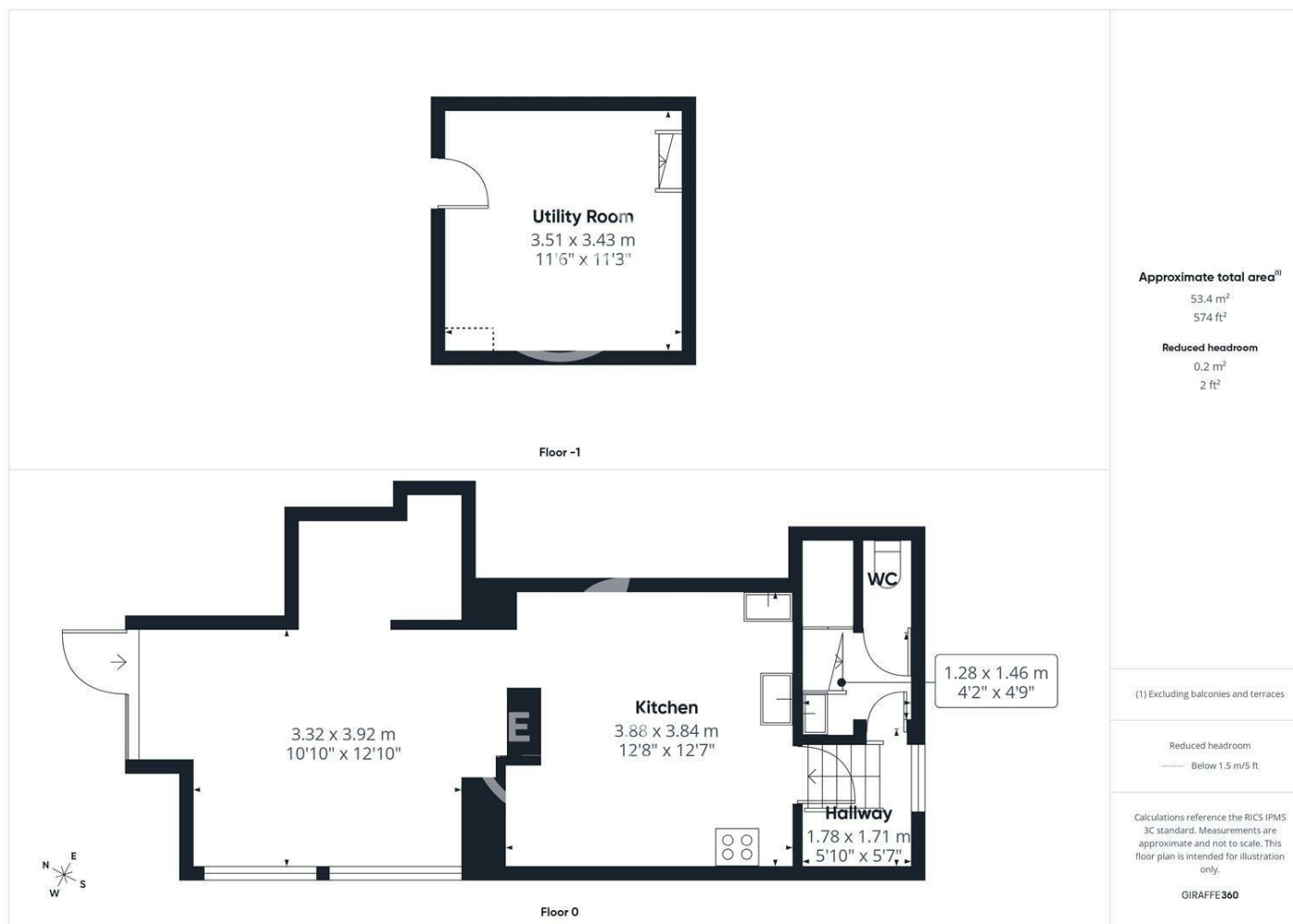
Each party bear own legal costs.

VIEWING

Strictly by appointment through Peach Properties







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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