



PER ANNUM

**£70,000 Per Annum**

**Bethnal Green Road**

London, E2 9QW



#### LOCATION

The Site is conveniently situated just a one-minute walk (404 meters) from Bethnal Green Underground station, which serves the Central Line and Overground, and an eight-minute walk (0.4 miles) from Cambridge Heath 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 Shoreditch, Spitalfields, Stratford, 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. The area is also rich in greenery, with Victoria Park, the Queen Elizabeth Olympic Park, and Hackney Marshes all nearby.

#### DESCRIPTION

The property occupies the ground floor and lower ground floor of this end of terrace return frontage building. The property was most recently used as a high street bank branch. The main open plan customer service area is located on the ground floor and benefits from high ceiling heights (over 4 meters). Downstairs is where the staff room, separate WC's and 2x vault rooms.

#### ACCOMMODATION

Gross Internal Area: 1,765 Sq ft (163.97 Sq M)

#### AMENITIES

#### TERMS

New Lease - terms to be negotiated

#### Business Rates

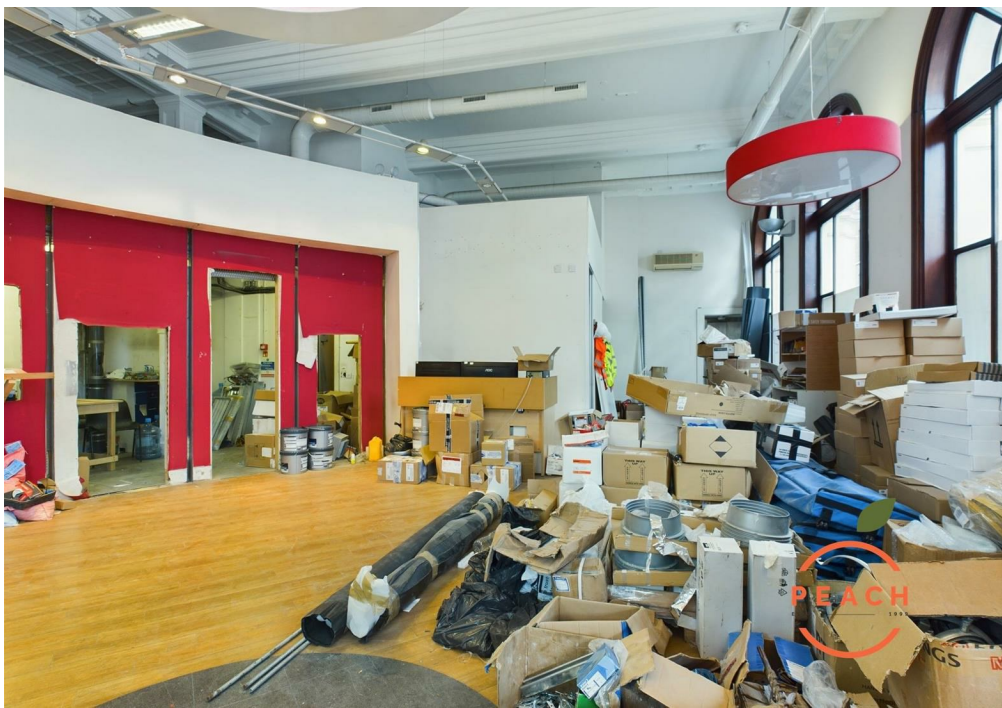
Parties are advised to make their own enquires with the local authority.

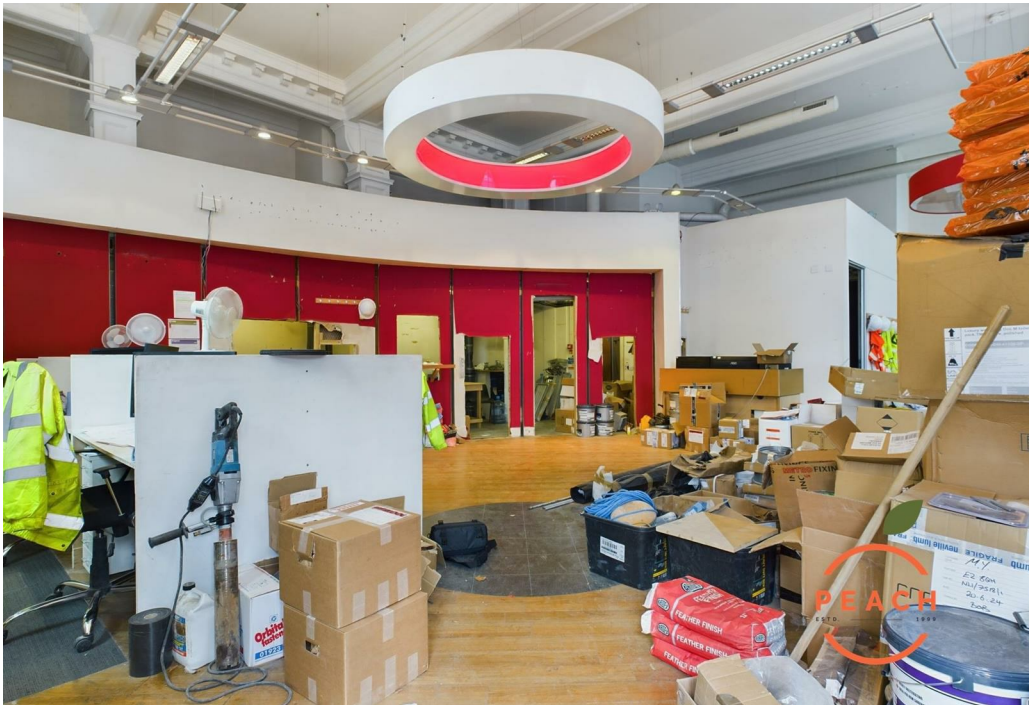
#### LEGAL COSTS

Each party bear own legal costs.

#### VIEWING

Strictly by appointment through Peach Properties







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1765.5 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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