

WHITECHAPEL

228 Commercial Road, E1 2NB

Retail Unit – To Let

LOCATION

The premises are situated on the south side of Commercial Road in the heart of east London's famous "fashion district". Commercial Road is an important primary highway connecting the City of London with both Canary Wharf and east London. The unit is situated close to **Tesco Express**, with a **McDonalds** diagonally opposite. Other multiples nearby include **Lloyds Bank** and **Subway**.

The area is also well served by public transport, with **Aldgate East** and **Whitechapel** underground stations a short walk away, together with many local bus routes. London overground at **Shadwell** is immediately to hand, this being adjacent to **Watney Market**.

THE PROPERTY

The premises have a broad frontage and a small glazed return and are arranged as a retail unit over ground floor only, having the following approximate dimensions and floor areas:-

Gross Frontage	35ft 6ins	10.8 m
Internal Width – Front	34ft 2ins	10.4 m
Return Frontage	8ft 4ins	2.5 m
(Internal Width Reduces To)	19ft 10ins	6.1 m

Ground Floor Area Overall	815 sq ft	75.7 sq m
Staffroom	40 sq ft	3.7 sq m

In addition there are two WCs.

LEASE

The property is available to let on a new lease for 15 years, subject to 5 yearly upward only rent reviews, upon the equivalent of full repairing and insuring covenants.

RENT

Rental offers are invited in the order of **£40,000 per annum**, exclusive.

All rents are subject to VAT if appropriate.



RATES

We are advised by the Local Rating Authority that the premises are assessed as follows and interested parties are advised to check the VOA website for confirmation:-

Rateable Value	£46,750
Rates Payable (2019/2020)*	£22,954

* As the premises fall below the government discount threshold the payable figure may currently be eligible for a 1/3rd reduction for a 2 year period.

EPC

The EPC rating for these premises are C(75) and an EPC is available for inspection upon request.

LEGAL COSTS

Each party to bear their own legal costs in arranging the new lease.

VIEWING / FURTHER INFORMATION

Please contact Robert Bebington on 020 7493 5551 or drb@bebington.com.

SUBJECT TO CONTRACT

28/08/2019

IMPORTANT

All negotiations are subject to contract. The Agents are not authorised to make or accept any contractual offer unless prior written notification to the contrary has been given on behalf of the client. In no other case whatsoever are the Agent (or any employee or sub agent) authorised to make or give any representation or warranty on behalf of any party, and whilst information and particulars are given in good faith intending purchasers and lessees must satisfy themselves independently as to the accuracy of all matters upon which they intend to rely.