

# PROPERTY PARTICULARS

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Property Consultants  
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## 27A MILE END ROAD, WHITECHAPEL, LONDON E1 4TP

### FORMER DIRTY BURGER/CHICKEN SHOP UNIT



**1,514 SQ FT**

**OVERALL FRONTAGE 21 FT APPROX.**

Information is given only on the following basis. 'Information' means these details and any other information, verbal or in writing, which we give you or your representatives in relation to the property or the transaction. Information does not form part of any offer or contract. These particulars are a general outline only and cannot be relied on as statements of fact. Information is believed to be correct but we do not guarantee its accuracy. Information supplied by our client is passed on in good faith and we do not independently check it. Measurements are approximate only. We do not check services or legal or title matters. We do not warrant that necessary permissions exist. You must satisfy yourself about the accuracy of all Information and that the property and the terms meet your requirements by your own inspection and investigations.





## **27A MILE END ROAD, WHITECHAPEL, LONDON E1 4TP**

### **LOCATION**

The property is prominently located on the north side of Mile End Road close to its junction with Cambridge Heath Road, the Royal London Hospital and within a few minutes walk of Whitechapel Underground Station (Circle, District, Hammersmith & City, Elizabeth lines) & London Overground.

The premises are well located adjacent to Nandos and very close to the Sainsbury Superstore on Cambridge Heath Road.

### **DESCRIPTION**

27A Mile End Road is an imposing period building constructed in circa 1905 and formerly used by the Truman Brewery.

The available accommodation comprises the ground floor of the property, being a fully fitted ground floor restaurant.

The unit benefits from gas cooking, full extraction, alcohol license (10AM to 11PM Mon-Sat, 10PM Sun), walk in cold store and freezer, washing up room, office, various catering equipment, WCs (inc. disabled) and lighting system.

The premises also has a 4 metre ceiling height and has numerous original architectural features.

The upper floors comprise 7 apartments, which are accessed via a private entrance.

### **AREA**

*(all areas stated approx.)*

Ground floor (GIA)	1,514 sq ft /140.66 sq m
Frontage	21 ft
Ceiling height	13 ft

### **USE**

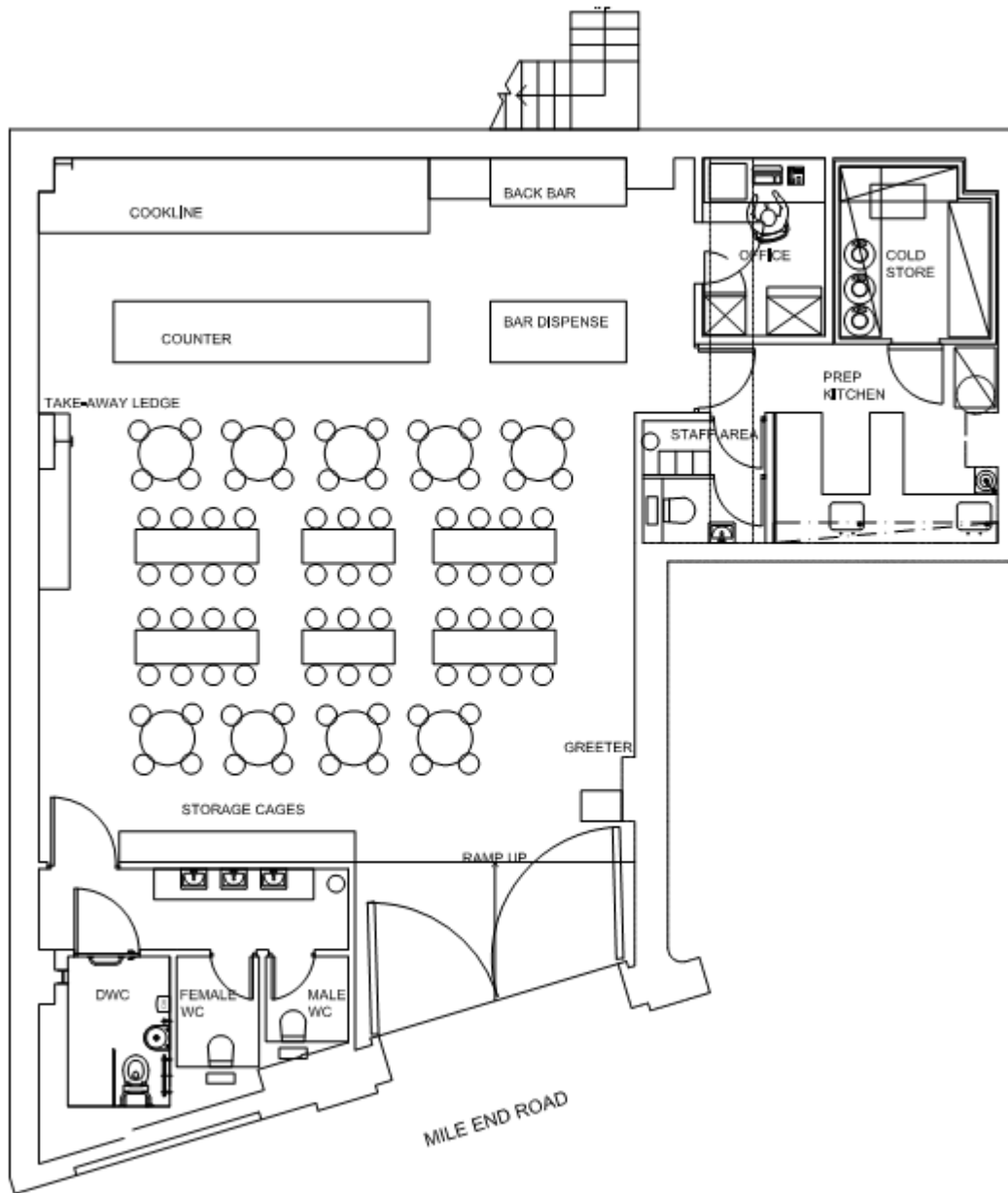
Restaurant or other use within Class E.

<b>ANNUAL RENT</b>	OIRO £65,000 PAX
<b>PREMIUM</b>	Upon application
<b>BUSINESS RATES</b>	We understand that rates payable are £10,219 per annum. Interested parties are advised to confirm this directly with London Borough of Tower Hamlets.
<b>LEASE</b>	A new lease is available by arrangement directly from the Freeholder.
<b>EPC</b>	D/88
<b>VIEWING</b>	By appointment through sole agents

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## FLOORPLAN



NOT TO SCALE FOR IDENTIFICATION PURPOSES ONLY