

London E1 – 17/19 Umberston Street, Tower Hamlets E1 1PY  
Retail Premises with Basement To Rent



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT



# London E1 – 17/19 UMBERSTON STREET, TOWER HAMLETS E1 1PY

## Retail Premises with Basement To Rent



### Property Features:

- Comprises ground floor shop with large basement
- Forming part of a newbuild (2020) residential block
- VAT is NOT applicable to this property
- Available on a new lease with terms to be agreed by negotiation
- Situated just off Commercial Road with occupiers nearby including takeaway`s, barbers, butchers, convenience store and many more.

### Property Description:

Comprises ground floor retail premises with ancillary accommodation at basement, providing the following accommodation and dimensions:

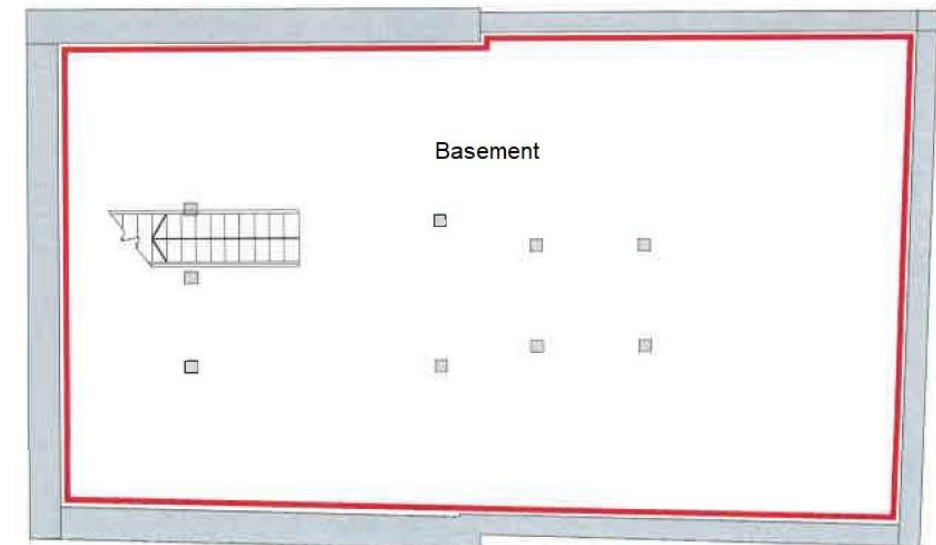
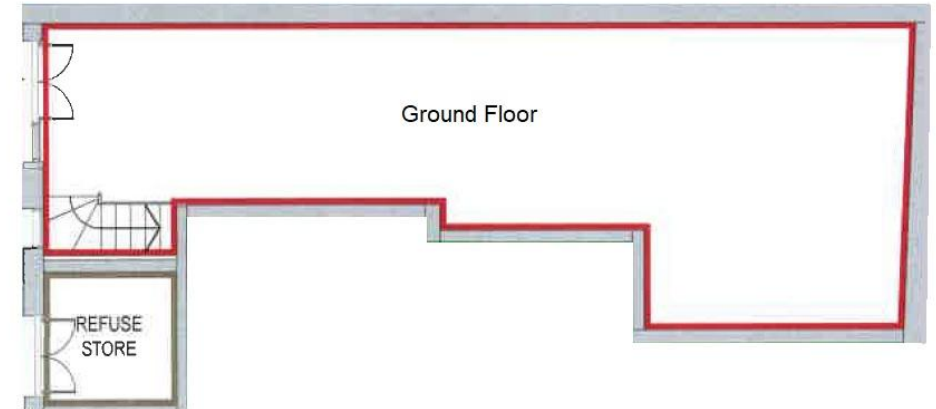
Ground Floor: 54 sq m (581 sq ft)

Open plan retail

Basement: 108 sq m (1,163 sq ft)

Ancillary, Storage

Total area size: 162 sq m (1,744 sq ft)



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### Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £750 per week (PCM: £3,250)

Deposit: £9,750 (3 Months)

### Rateable Value:

Rateable Value - £26,000 p.a.

Rates Payable - £14,300 p.a.

### EPC:

The property benefits from a B Rating. Certificate and further details available on request.



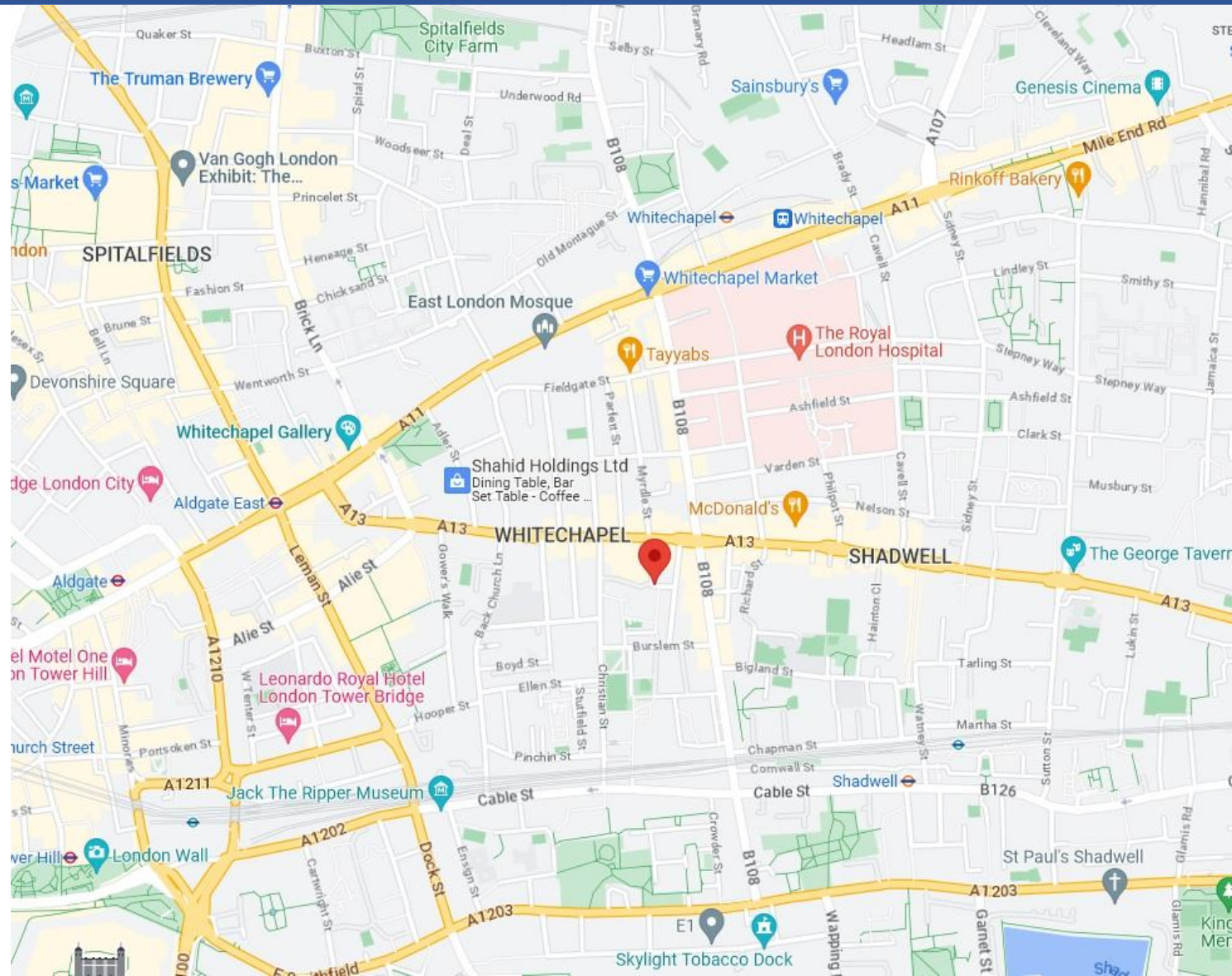
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### Location:

The property is located in the heart of Whitechapel on Umberston Street, London, E1. It is surrounded by Commercial Road (A13) to the north and The Highway (A1203) to the south. The area benefits from excellent transport links, with Shadwell London Overground Station just 750m away, and Aldgate East and Whitechapel underground stations within easy walking distance. There are multiple bus routes, including night buses, along Commercial Road. The immediate vicinity consists of a mix of high-density housing, offices, and independent retailers.



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### Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



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