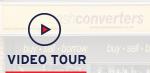


## TO LET

419 Bethnal Green Road, London, E2 OAN

1,176 sq ft

Prime retail opportunity -Bethnal Green, E2





# **Description**

This is an ideal opportunity to secure a prime retail unit on Bethnal Green Road. Nearby retailers include McDonalds, Iceland, Specsavers, Cash Converters as well as a variety of local independent occupiers.

The unit is configured over ground floor and basement with floor areas of 807 square feet on the ground floor and 369 square feet on the basement level, both floors are open plan.

The Landlord will require a minimum three month rent deposit and rent will be due quarterly in advance. The landlord will consider all retail uses including restaurant/take away use.

#### Location

The unit is located at the eastern section of Bethnal Green Road (A1209), close to the junction with Wilmot Road.

Various bus routes are available on Bethnal Green Road and Bethnal Green Underground Station is within two minutes' walk.

## **Key points**

- Floor areas: Ground floor 807 square feet and basement - 369 square feet
- · Retail unit
- Ground floor sales area and basement storage
- Rental £45,000 per annum

- New Lease direct with the Landlord
- Restuarant / take away use also considered
- Ideal retail opportunity in a prime location on Bethnal Green Road
- Two minutes' walk from Bethnal Green Underground Station













#### Accommodation

Name	sq ft	sq m	Availability
Ground	807	74.97	Available
Basement	369	34.28	Available

## Rents, Rates & Charges

Lease	New Lease
Rent	£45,000 per annum
Rates	On application
Service Charge	On application
VAT	On application
EPC	B (47)

## Viewing & Further Information



Iftakhar Khan 020 3967 0103 ikhan@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition: and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 17/06/2024