



**TO LET**

**419 Bethnal Green Road,  
London, E2 OAN**

**1,176 sq ft**

**Prime retail opportunity -  
Bethnal Green, E2**



  
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## 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.

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## 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.

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## 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





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## Accommodation

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

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## Viewing & Further Information



**Iftakhar Khan**  
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## Rents, Rates & Charges

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

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