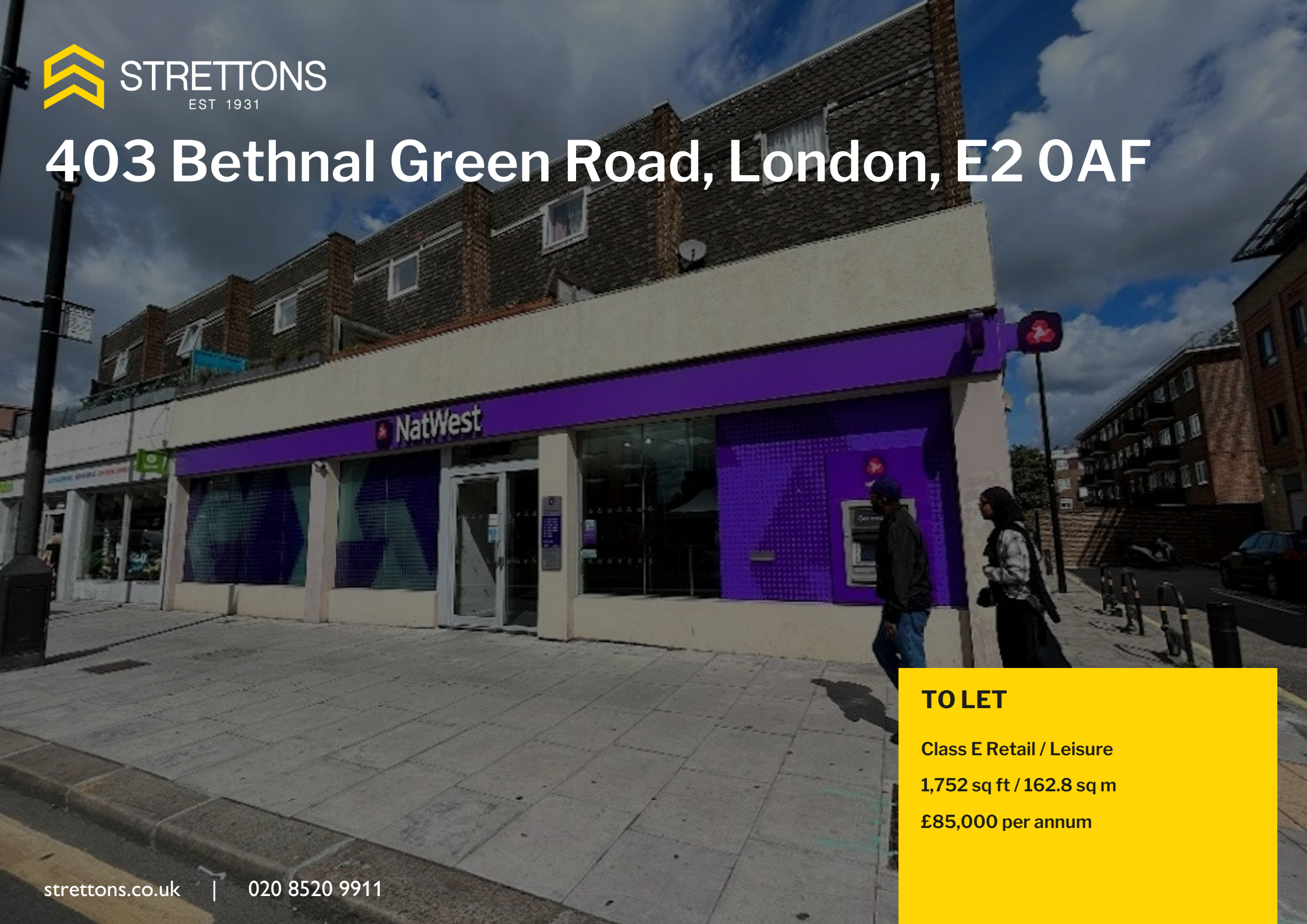


403 Bethnal Green Road, London, E2 0AF



TO LET

Class E Retail / Leisure

1,752 sq ft / 162.8 sq m

£85,000 per annum

A prominent double fronted, ground floor Class E space, plus return. Close to Bethnal Green tube and walking distance to Shoreditch.



- Double width frontage on busy commercial highway
- Corner position and return frontage to Wolverley Street
- Rear access, via Canrobert Street, for loading/unloading
- Proximity to Brick Lane and Shoreditch
- Surrounded by national occupiers
- Close to Bethnal Green tube (Central Line) and Overground (trains to Liverpool Street) stations

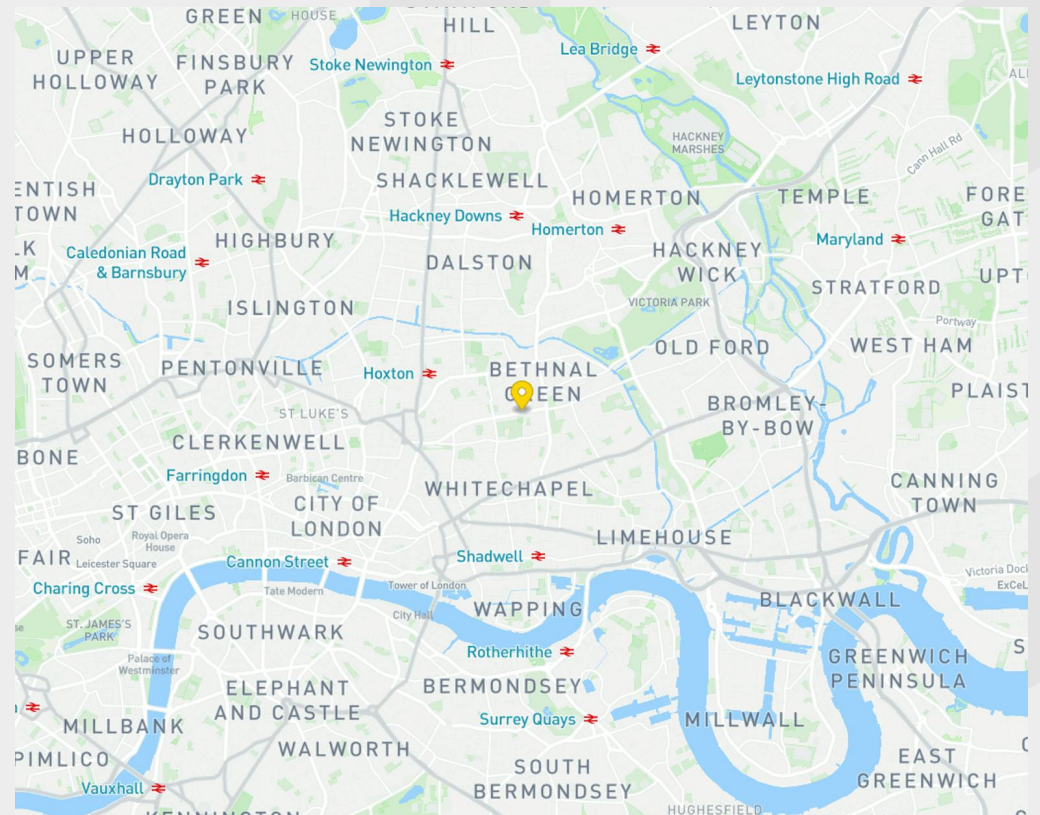


Description

The property occupies a double width at the ground floor corner position of Bethnal Green Road and Wolverley Street. The street benefits from a recognised and long established market throughout the week, as well as numerous national occupiers in proximity including: Oxfam, Subway, McDonald's, KFC, Kwik Fit, Boots, Cash Converters and Specsavers. As well as the surrounding commercial occupiers, it is within walking distance of a number of tourist traps such as Brick Lane, Broadway Market and Shoreditch.

Location

Situated on the north side of Bethnal Green Road, extremely well placed for transport connections into the City and West End including several bus routes such as 254, 388 & 8. Central Line tube connections can be found at Bethnal Green tube station and overground connections to Liverpool Street are also accessible from the separate station at the end of Wilmot Street opposite the property. There are also good arterial road links for servicing.



Accommodation / Availability

Unit	Sq ft	Sq m	Rates payable	Total month	Availability
Ground	1,752	162.77	£32,214 /annum	£9,767.83	Available
Total	1,752	162.77		£9,767.83	

Tenure

New Lease

EPC

C (75)

VAT

Applicable

Configuration

Upon enquiry

Contacts

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Further Information

[View on Website](#)

[Floor Plans](#)

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