

Est. 1955

Tarn &Tarn



**67 MILE END ROAD,
WHITECHAPEL,
E14TT**

**CORNER POSITIONED
E-CLASS UNIT IN THE
HEART OF
WHITECHAPEL**

1,318 FT²

DESCRIPTION

Spanning across the ground and lower ground floors of a mixed-use building, this self-contained commercial unit is currently utilised as a virtual reality business. It boasts good natural light, an alcohol license, and a corner position enhancing its visibility to pedestrians. Furthermore, it comes with security shutters and features good ceiling height. Its layout accommodates a variety of E-Class users, making it an attractive premises in the high foot-traffic area of Whitechapel, except Restaurant Use.

SUMMARY

- Alcohol License
- Electric Shutters
- Corner Frontage
- Prominent Position
- Good Ceiling Height
- Good Natural Light








LOCATION

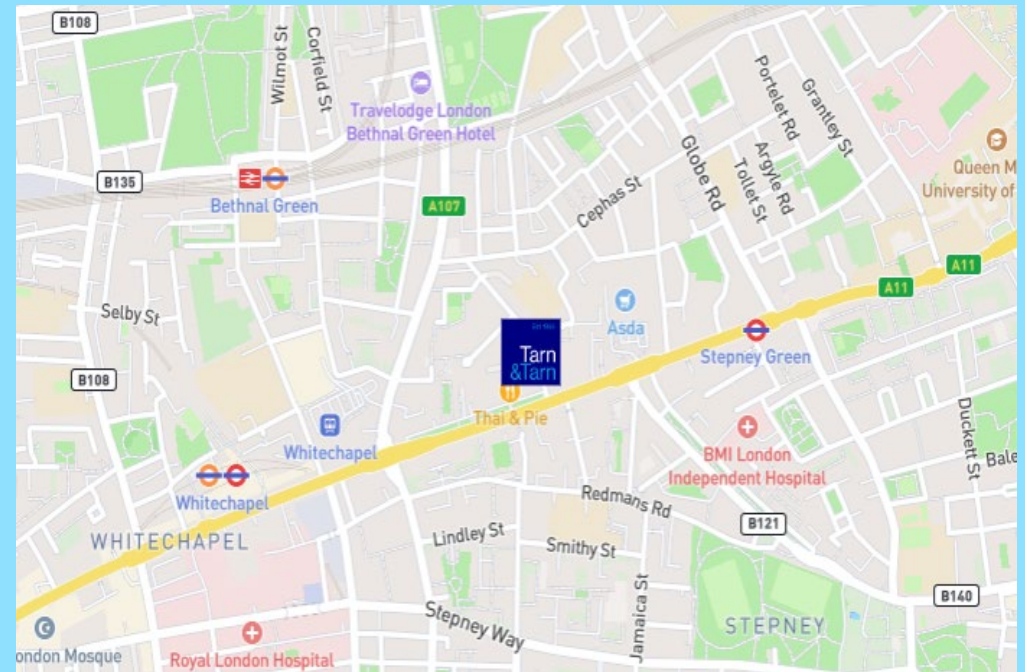
THE AREA

The property is located on Mile End Road, right at the junction with Cleveland way. The neighbouring businesses include Nando's, Cookies & Cream, Tesco express, Queen Mary café and Genesis cinema. The property is located a short walking distance from Whitechapel and Stepney Green stations. There are also a number of bus routes that run along Mile End Road both into the City of London and East Stratford.



TRANSPORT

-  Stepney Green (6-minute walk) – **Hammersmith & City** and **District Line**
-  Whitechapel (8-minute walk) – **Hammersmith & City**, **District Line**, **Overground Line**, **Elizabeth Line**
-  Bethnal Green (12-minute walk) – **Central Line**



ACCOMMODATION

| FLOOR | SQ FT | RENT (£ PA) | SERVICE CHARGE | BUSINESS RATES | TOTAL YEAR |
|--------------|--------------|----------------|----------------|-------------------|-------------------|
| Ground | 876 | | | | |
| Lower Ground | 441 | | | | |
| TOTAL | 1,317 | £47,000 | £3,951 | £14,221.50 | £65,172.50 |

BUILDING INSURANCE

Current Cost: £600 per annum

TERMS

A New FRI Lease to be contracted outside of the security and provisions of the Landlord and Tenant Act 1954.

VAT

Not Applicable

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

LOCAL AUTHORITY

London Borough of Tower Hamlets

LEGAL COSTS

Each party to bear their own costs



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&Tarn

VIEWINGS

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**THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE
SINCE 1955.**