

Est. 1955

Tarn
&Tarn

493 CAMBRIDGE
HEATH ROAD
CAMBRIDGE HEATH
E2 9BU

SELF CONTAINED E-
CLASS PREMISES
1,000 FT²



DESCRIPTION

The available accommodation consists of a self-contained ground floor and basement shop within a mixed-use building. The retail premises benefit from ample natural light, good transport links, high ceilings, and WC facilities, making it an ideal option for any E-Class business seeking space in the Cambridge Heath area, excluding restaurant use.

SUMMARY

- Security Shutter
- Large Glass Shopfront
- WC Facility
- Kitchenette
- High Street Location






LOCATION

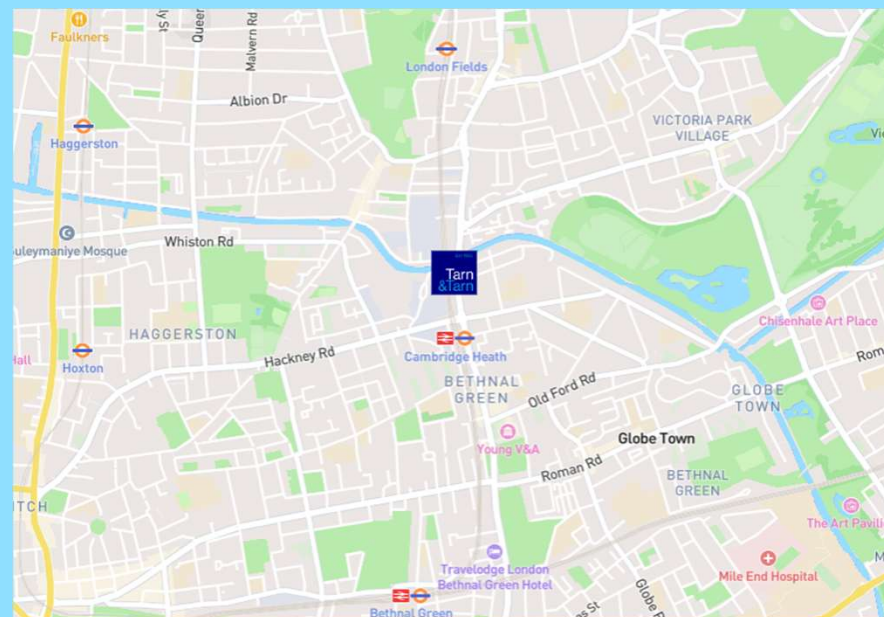
THE AREA

The property is located on the West side of Cambridge Heath Road near its junction with Hackney Road. An established mixed-use city fringe location, the area has good road access to the city. It is well served by public transport with Bethnal Green Underground Station and Cambridge Heath Road Rail stations within easy reach. Numerous London transport bus services also serve the area.



TRANSPORT

-  Cambridge Heath (2-minute walk) – **Overground Line**
-  Bethnal Green (9-minute walk) – **Central Line**
-  London Fields (13-minute walk) – **Overground Line**



ACCOMMODATION

FLOORS	SQ FT	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
GROUND FLOOR	397				
BASEMENT	603				
TOTAL	1,000	£28,000	N/A	£6,487	£34,487

TERMS

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

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.

BUILDING INSURANCE

£900 per annum

VAT

N/A

AVAILABILITY

Available from November 2024

LOCAL AUTHORITY

London Borough of Tower Hamlets



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VIEWINGS

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THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.