



AVAILABLE - TO LET

152-154 Bethnal Green Road, London E2 6DG

1,693 sq ft with rear outside area of 121 sq ft

Rent £62,900 per annum exclusive

All enquiries to

0203 576 3331

Assemblycre.co.uk

Assembly.

Commercial Real Estate

152-154 Bethnal Green Road, London E2 6DG

1,693 sq ft with rear outside area of 121 sq ft



Location

The premises are located on Bethnal Green Road, near to the junction with Brick Lane. There is a good eclectic mix of retailers nearby, both national and independent operators. Shoreditch Overground Station is situated approximately 300 metres away.

Description

The Class E premises was previously occupied by a coffee shop operator, with an interconnected basement, which is fully open plan, whilst the ground floor has one interconnecting door.

The client may consider opening up the ground floor subject to the right covenant being interested.

No restaurants will be considered for this unit.

Rent £62,900 per annum exclusive

Buildings insurance £1,675.24 for the current year

Business Rates Rateable value £44,000 Rates payable circa £22,000 pa

Terms Available to let on a new FRI lease for a term to be agreed

Building Type Class E use

VAT The premises are not elected for VAT

EPC Rating C-53

Size all measurements are approx NIA

152

Ground 504 sq ft (46.8 sq m)

Basement 466 sq ft (43.2 sq m)

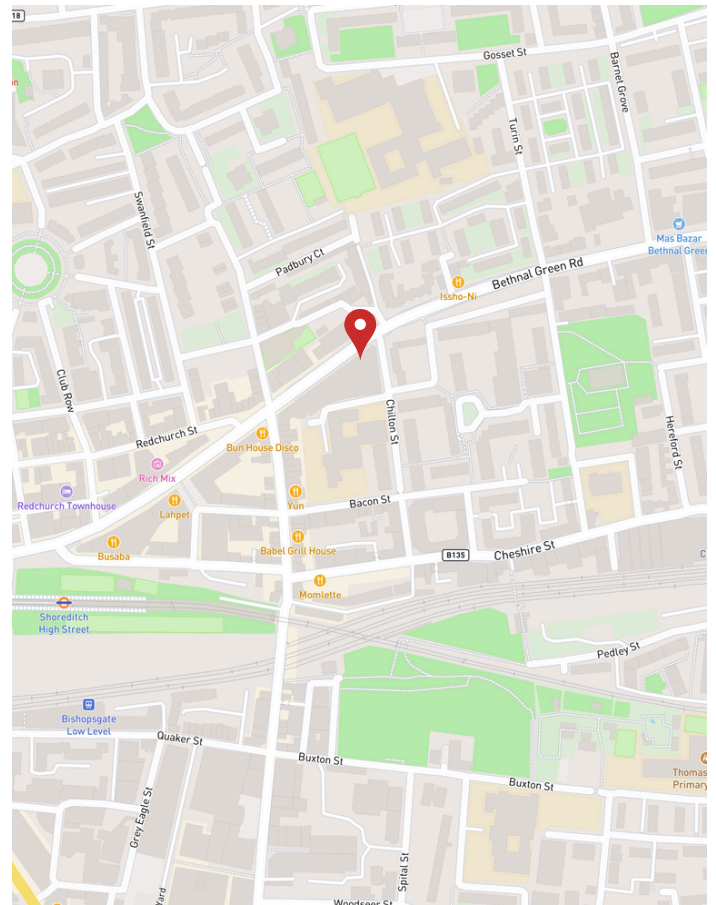
154

Ground 315 sq ft (29.2 sq m)

Basement 408 sq ft (37.8 sq m)

Garden 121 sq ft (11.3 sq m)

Total 1,693 sq ft (157.2 sq m)



Contact Owners Sole Agents

Assembly CRE

020 3576 3331

www.assemblycre.co.uk

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These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details.

Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.