

CLASS E OPPORTUNITY

BETHNAL GREEN

403 BETHNAL GREEN ROAD



Description

Bethnal Green is a vibrant and diverse neighbourhood located in the East End of London, England. Bethnal Green benefit from the central line, which connect central London including Bank and Stratford station. The area is characterized by a mix of residential, commercial, and cultural spaces.

Bethnal Green offers a unique blend of opportunities for retailers. The neighborhood's eclectic and artistic community attracts a diverse range of consumers with varying tastes and preferences. Retailers offering include a mix of boutiques, independent shops, art galleries, and concept stores. Some of the local retailers include **Oxfam**, **Specsavers**, **Boots**, **McDonalds** and **Iceland**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are currently arranged over a ground floor banking hall providing the following approximate areas:

Ground Floor Sales	1,291 sq. ft. (119.94 sq. m)
Ground Floor Ancillary	461 sq. ft. (42.83 sq. m)
Total	1,752 sq. ft. (162.76 sq. m)

Plans of the accommodation are available on request.

User

The premises currently falls under Class E use.

Lease

The premises are available by way of assignment on the existing lease expiring on 28 March 2025. Alternatively, a new sublease may be available for a term to be agreed.

Rent

£72,000

per annum exclusive.

Subject to Contract

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£59,000
UBR (24/25)	0.546p

All parties are to advised to make their own enquires to the relevant authority.

EPC

This property has an EPC rating of C. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

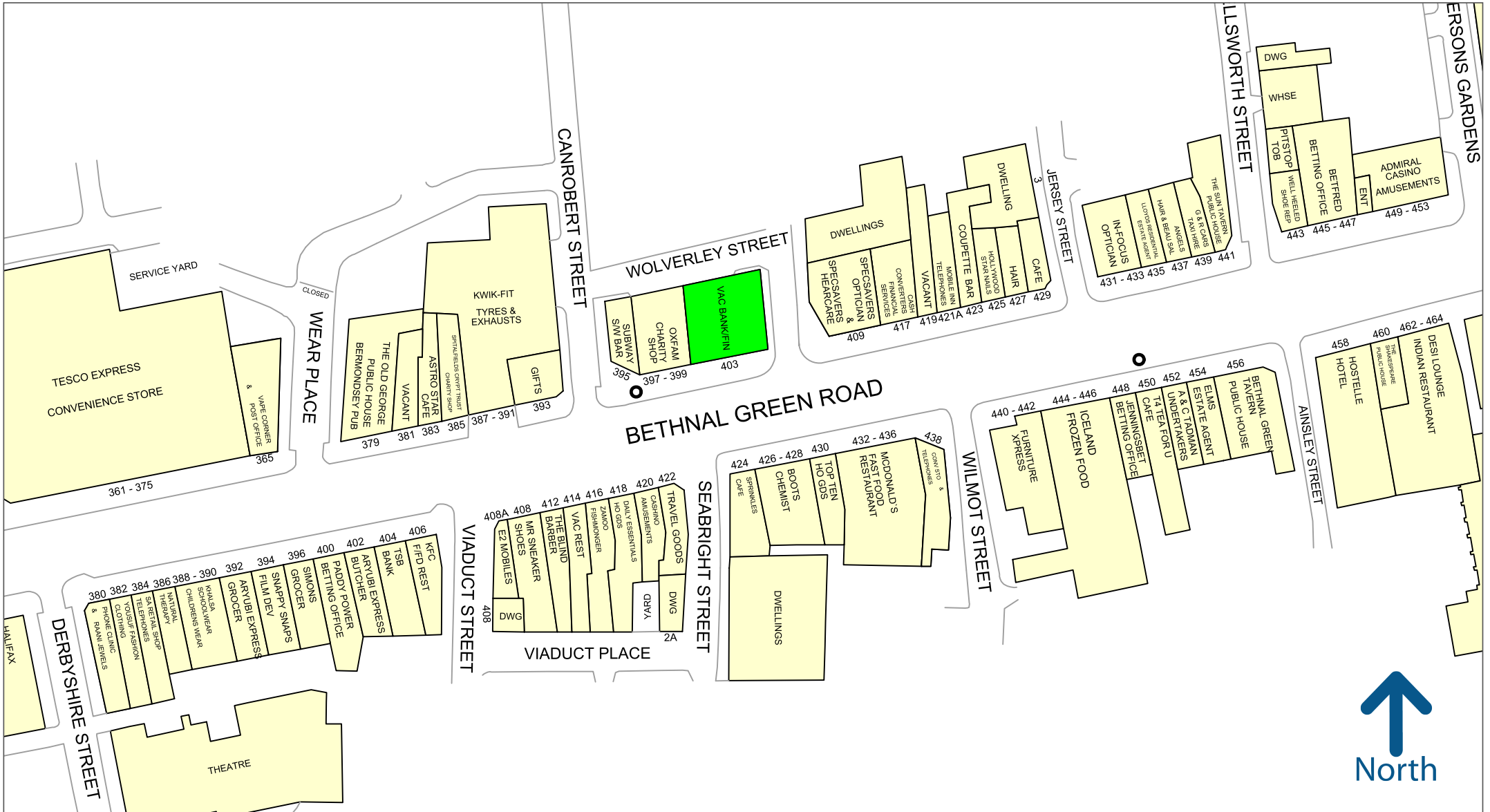
Strictly by appointment through sole agents, **Green & Partners**, contacting:

Freddie King **07545 386694**
freddie.king@greenpartners.co.uk

Darren Coleman **07970 796470**
darren.coleman@greenpartners.co.uk

In partnership with:





Experian Goad Plan Created: 03/05/2024

Created By: Green and Partners

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