



## London E1 75 Whitechapel Rd

### ALDGATE

#### Location

Located just to the East of the City, between Aldgate East and Whitechapel Station. Whitechapel Road benefits from a large volume of footfall throughout the day and all week. Brick Lane is located just west of the property which is another very busy main thoroughfare down from Shoreditch and Spitalfields.

#### Accommodation

The unit is currently occupied by a bank and is arranged over ground floor with the following approximate net internal areas:

Ground Floor	4,062 sq ft	377 sq m
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There is an option split the space into smaller units ranging from 800 sq ft – 4,000 sq ft

#### Rent

Upon application.

#### Terms

Subject to vacant possession. The property is available by way of a new lease for a term to be agreed contracted outside the Security of Tenure and Compensation provisions of the Landlord & Tenant Act 1954.

#### Business Rates

Rates Payable (20/21) – £87,248

The premises are currently exempt from paying business rates until 30<sup>th</sup> June 2021. Followed by a 66% reduction until 1<sup>st</sup> April 2022. Prospective tenants are advised to confirm any rating liability directly with the Local Authority.

#### Use

All uses within the new 'Use Class E' of the Use Class Order (as amended) will be considered subject to Landlord's consent.

#### Viewing

Please note staff are unaware of the disposal. All enquiries and viewings are to be made strictly through sole agents Colliers International.

#### Legal Costs

Each party is to be responsible for their own professional & legal costs incurred in the transaction.

#### EPC

Available upon request.



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