

# Former Pub

*Ground Floor*

*with*

*Basement Storage*

(shell & core condition)

# TO LET

(By way of lease assignment)

(Bar/Pub

Sue Generis Use)

133 Whitechapel Road,  
London E1 1DT



**Location**

The property occupies an exceptionally busy location in this densely populated area very close to Whitechapel Station and opposite the East London Mosque & Ibis Hotel. The location has undergone substantial improvements due to the Crossrail effect with new occupiers in the vicinity including **Pure Gym, Holland & Barrett, Superdrug, HSBC Bank** as well as many other local businesses.

**Description**

The former pub premises are arranged over ground and basement (storage) levels and will be left in a shell & core condition with capped services.

Approximate net internal areas below: -

Main area	57.81 m2	622.15 sq. ft
Kitchen Area	12.24 m2	131.75 sq. ft
Separate WC newly installed		
Basement storage	52.95 m2	569.95 sq. ft
<b>Total Area</b>	<b>112.79</b>	<b>1214.06 sq. ft</b>

**N.b** The property will be left in a shell & core condition with capped services.

**Tenure**

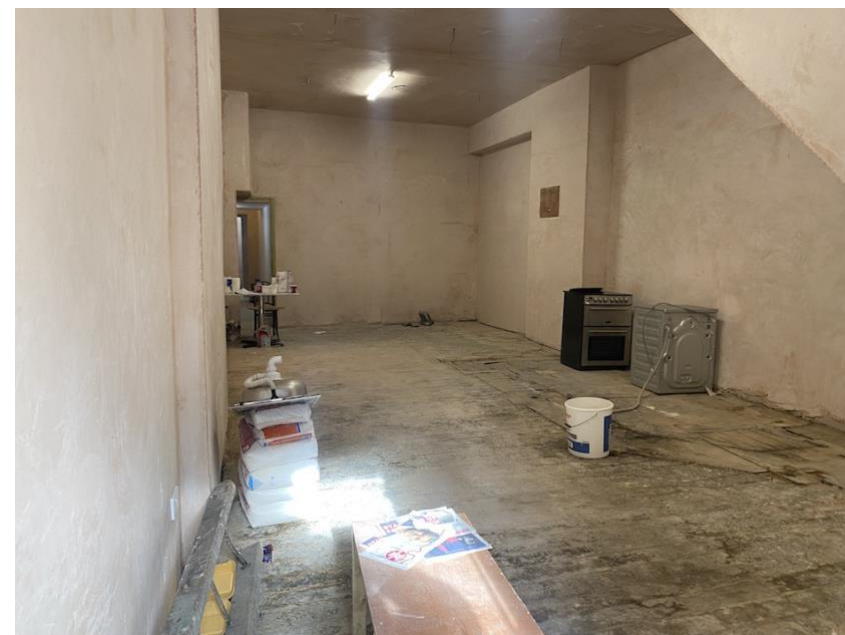
The present lease runs from 7<sup>th</sup> September 2020 for 15 years

**Rent:**

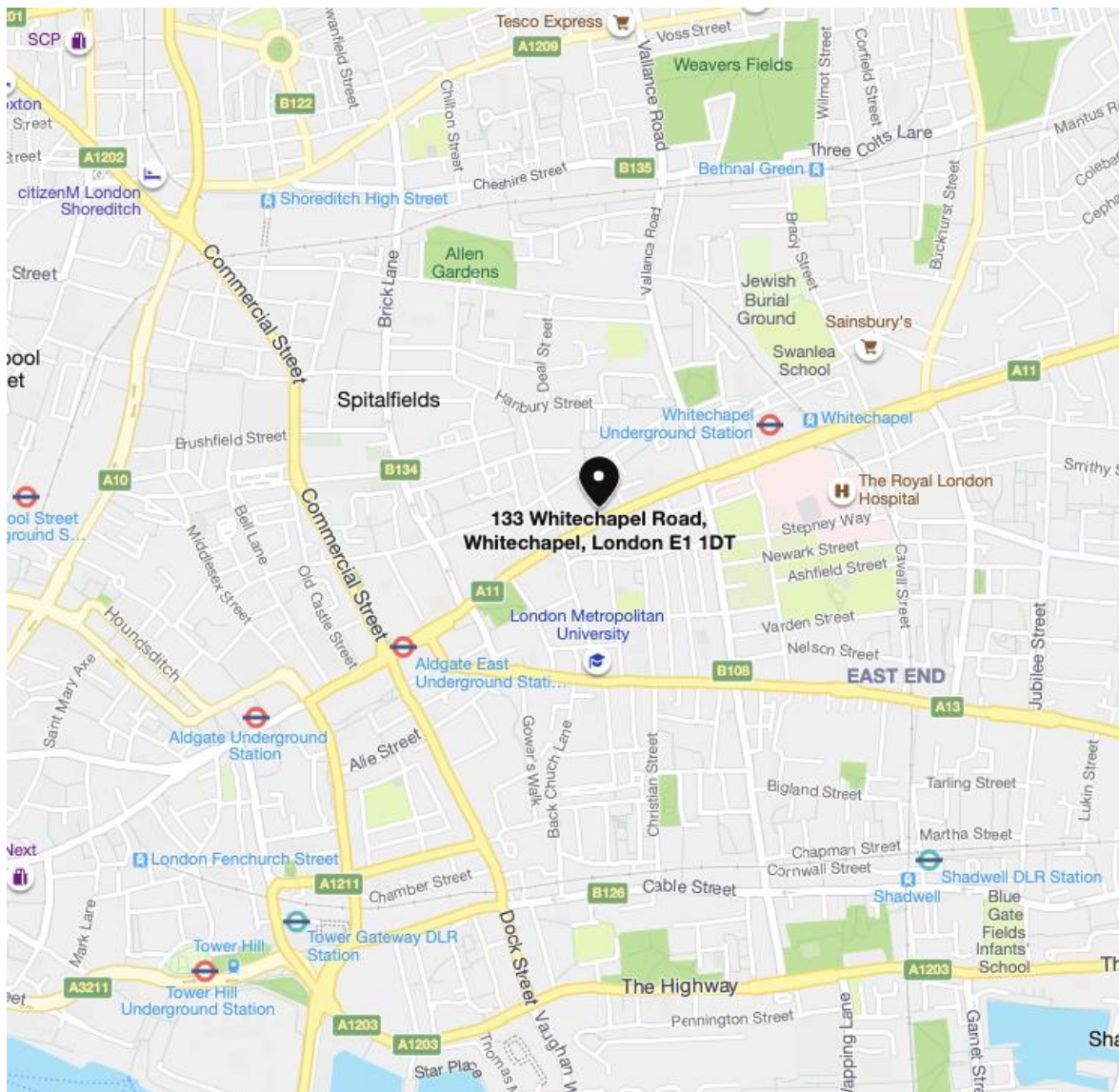
Passing rent is **£41,250** per annum exclusive.

**Premium:**

Offers in excess of **£50,000** for the benefit of the lease.







**Planning & Use**

The property is classified as a Bar/ Public House under the Sui Generis Use an A4 Pub/Bar Use.

**N.b** Our client will consider a change of use to a restaurant at the incoming tenant’s expense.

**Rates:**

Rateable Value £43,300

BR Multiplier – 49.9p

Rates Payable - **£21,606.70** approx.

(n.b interested parties should contact London Borough of Tower Hamlets for verification of these figures and to ascertain the current small business relief due to Covid 19)

**Legal Costs:**

Ingoing tenant to pay a contribution to the landlord’s legal fees.

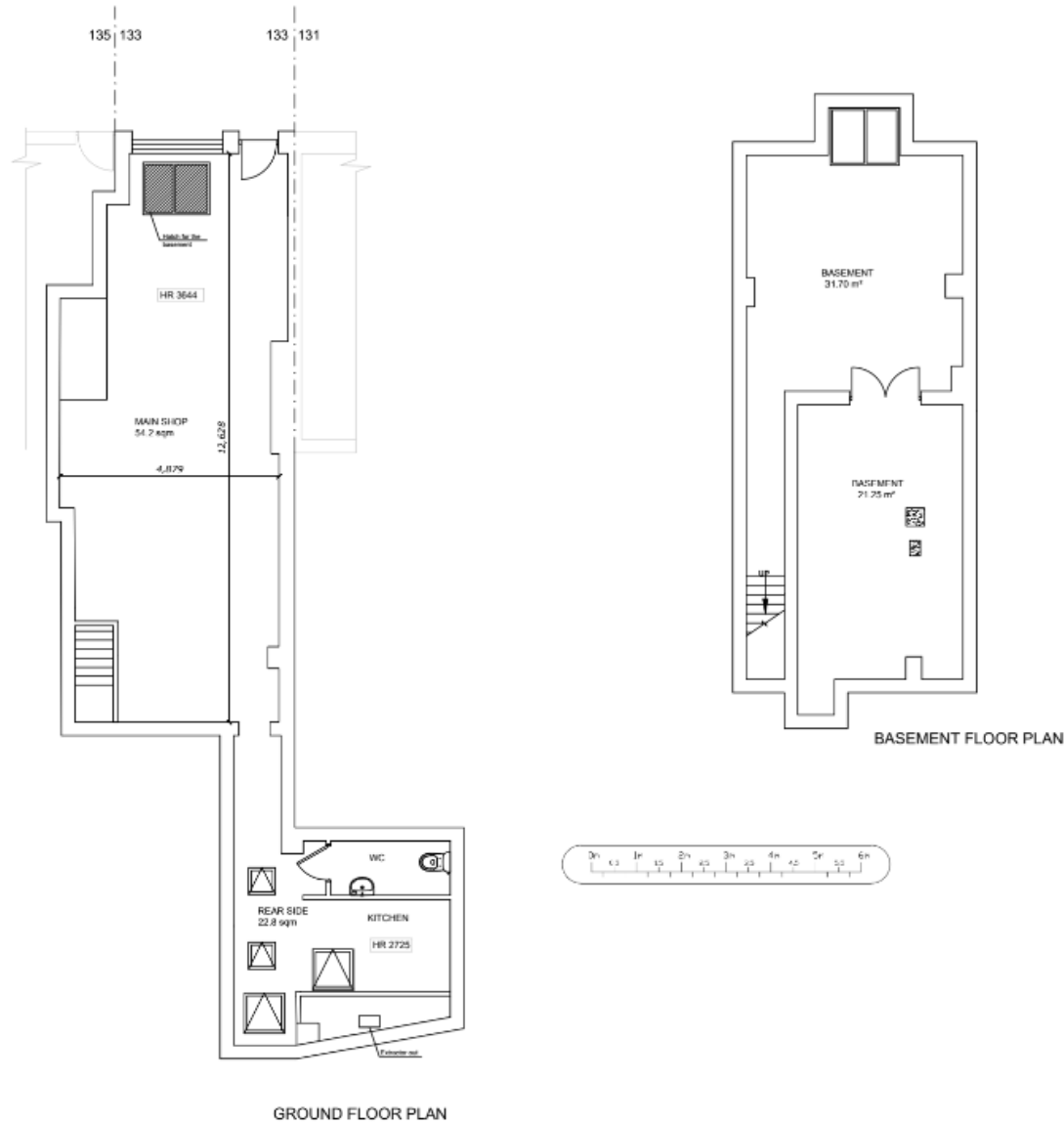
**References:**

A charge of £200 + VAT may be payable for taking up references on behalf of proposed tenants, this fee is non-refundable after the references have been taken up, whether or not they are accepted by the Landlord.

**Viewing strictly by appointment only via sole agents**

**Jason Grant - 020 8506 9900 / 020 8506 9905**

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