

Newly Built
Retail with Lower
Ground Floor

TO LET

Ground – 993 ft² / 92.22 m²
Lwr Ground – 1067 ft² / 99.18m²

Highly Prominent Unit
Very Busy Location

E Class Use
New Lease Available
£58,000 pax

239-241 Commercial Road,
London E1 2BT



Location:

Situated in London's Tower Hamlets district, this newly constructed mixed-use property features 4 substantial commercial units on the ground floor and lower ground floors with serviced apartments above providing convenient accommodation in the heart of London. Located close to the junction of Philpot Street in a bustling area of Commercial Road, it benefits from high foot traffic surrounded by various amenities, including **Tesco Express**, **Holiday Inn**, **McDonald's Drive Thru**, numerous other restaurants and bars, and wholesale and retail fashion outlets.

Served well by public transport

Shadwell Station (Overground, District and Hammersmith & City)

7 min walk

Whitechapel Station (Elizabeth Line, District and Hammersmith & City)

10 min walk

Aldgate East (Circle, District and Hammersmith & City)

12 min walk

Description:

A newly built mixed-use property with 4 sizeable commercial units beneath with only **1 unit now available**, approx. sizes below: -

Unit 4

Ground Floor	92.22 m ²	993 ft ²
Lower Ground	99.18 m ²	1067 ft ²
Total Area	191.4 m²	2060 ft²

E Use Class allows flexibility for various business uses, including retail, restaurants, offices, health services, gyms, childcare, and light industrial.

Tenure

A new FRI lease outside the LL & T Act of 1954 will be offered on favourable terms to be agreed.

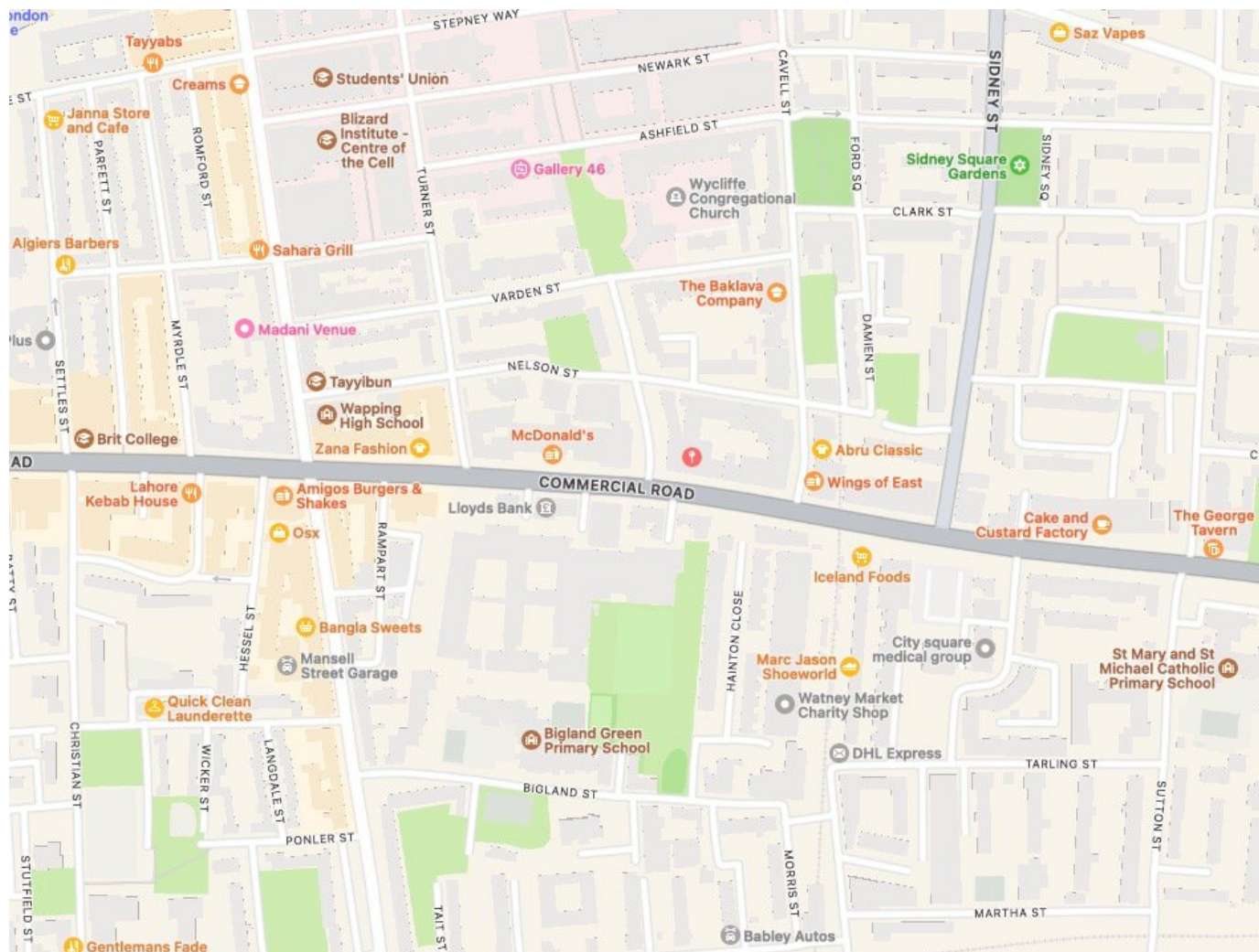
Rent

Offers in the region of **£58,000 pax + VAT**

Rates

Yet to be assessed





Legal Costs

The incoming tenant is to pay towards the landlord legal costs of **£2000 + VAT**

Reference & Credit Checks

A charge of **£350 + 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.

Holding Deposit

Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of **£2000**. This deposit is not refundable except if the vendor withdraws, clear title cannot be proven or the tenant's references, AML, and Credit checks are not acceptable to the landlord. This deposit is held in our client's account until completion.

EPC

Available Upon Request

Viewing

Strictly by Appointment only via sole agents

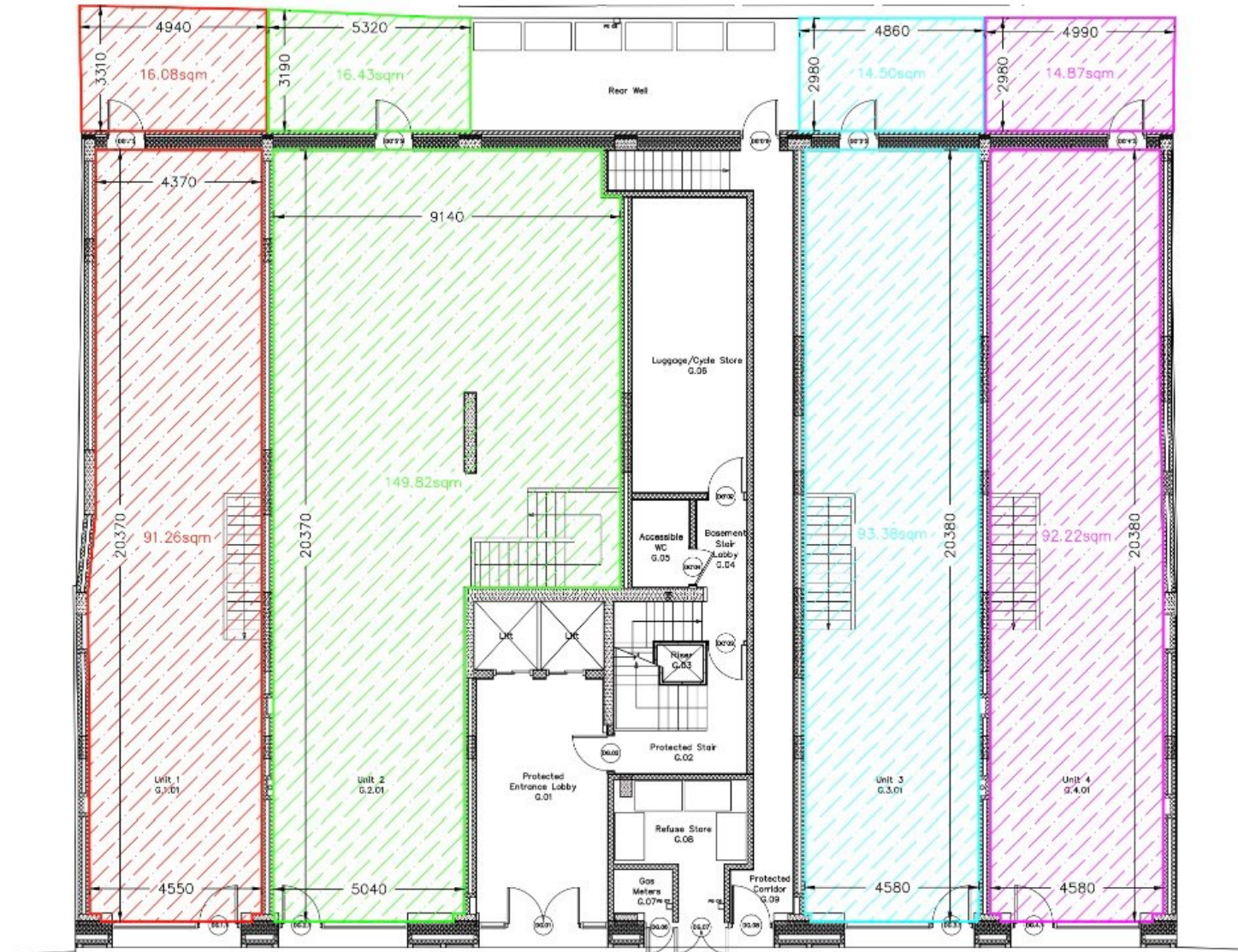
Jason Grant

020 8506 9900 / 9905

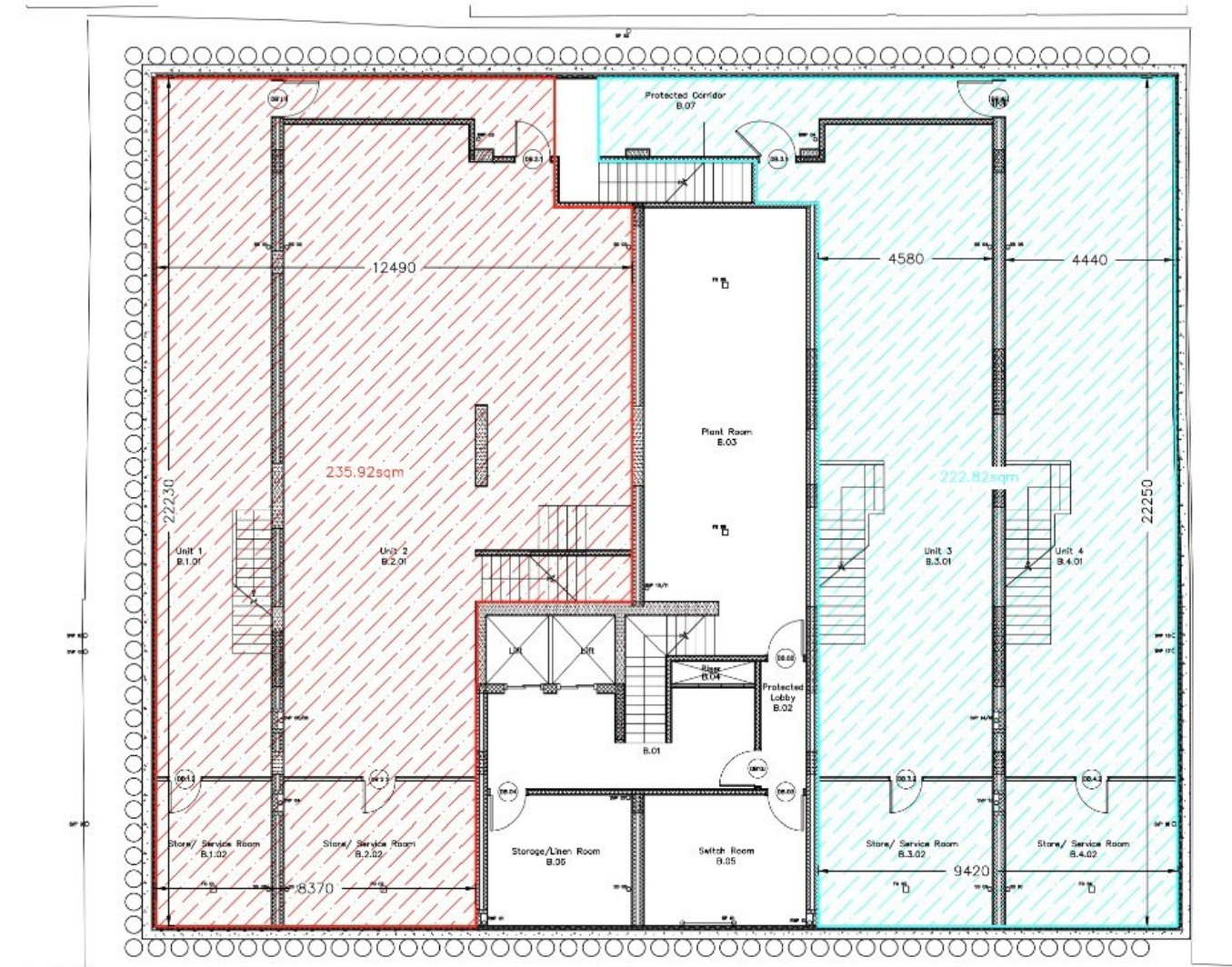
07956 380 992

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Ground floor Plans



Lower Ground Floor Plans



Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900

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