



TORRIDON

London - Units 1 & 2 Blithehale Court Cambridge Heath Road E2 6JY

F&B. LEISURE. OFFICE & RETAIL OPPORTUNITY



Contact

Viewings are by appointment through the sole appointed agents Torridon.

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Location

The unit is located on Cambridge Heath Road, very close to the junction with Birkbeck Street to the north and Witan Street to the south.

The unit also benefits from its proximity to Bethnal Green Underground Station, which is on the central line, to the north and Bethnal Green overground station to the south. There is a Santander Bike station directly outside the subject property.

Neighbouring occupiers include Pizza Hut delivery, Boxcar Brewery, backyard comedy club and Travelodge.

Demise

The unit provides a ground floor retail /leisure unit beneath a 7 storey tower with over 300 student beds The subjects comprise approximate Gross Internal Area:

Unit 1:	8,130 sqft	755 sqm
Unit 2:	1,090 sqft	100 sqm

Tenure

A new effectively FRI lease, contracted outside of the security of tenure and compensations of the Landlord and tenant act 1954 (Part II), subject to 5 yearly upward only rent reviews

Planning

The premises benefits from Class E planning use.

VAT

VAT is payable on rent and all other property outgoings.

Rent

Upon Application

Rates

For further details visit www.voa.gov.uk or contact the business rates department at the local authority.

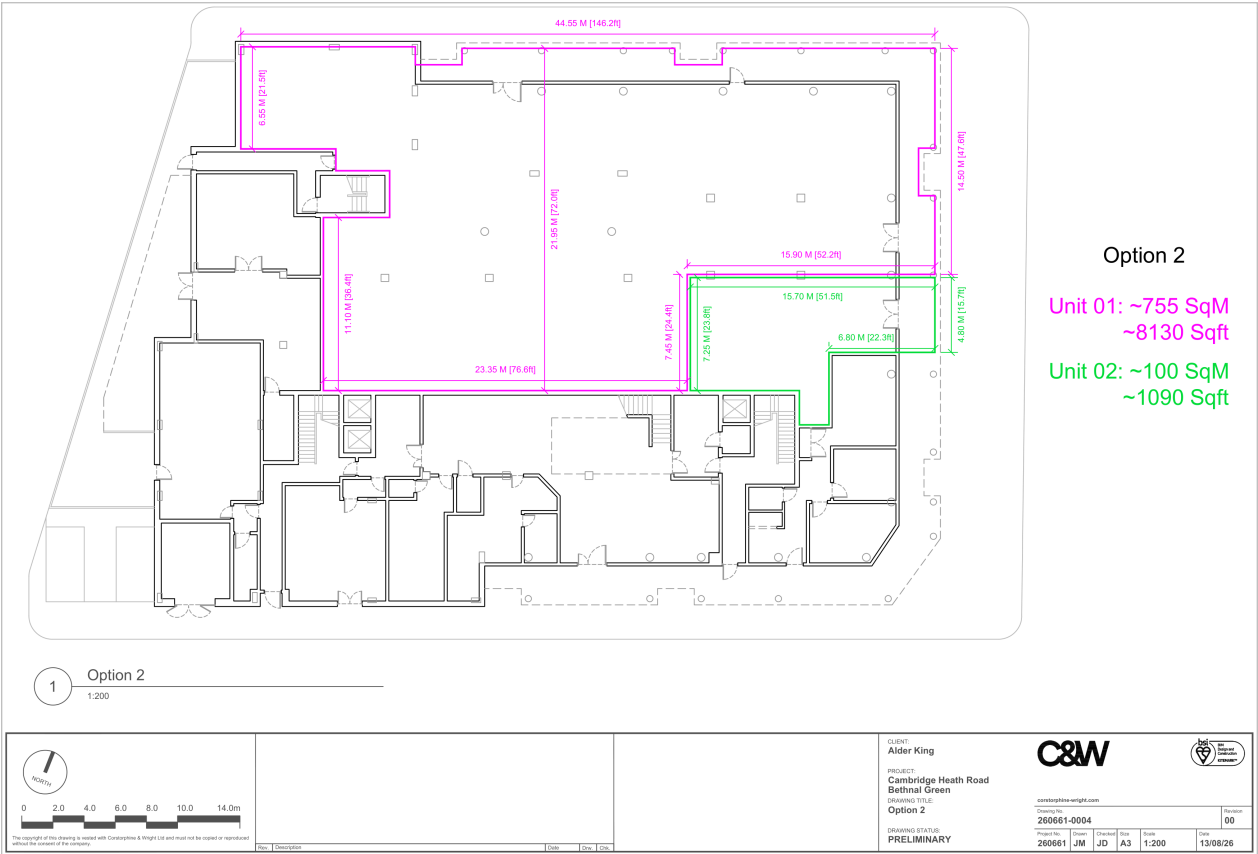
Service Charge

To be confirmed.

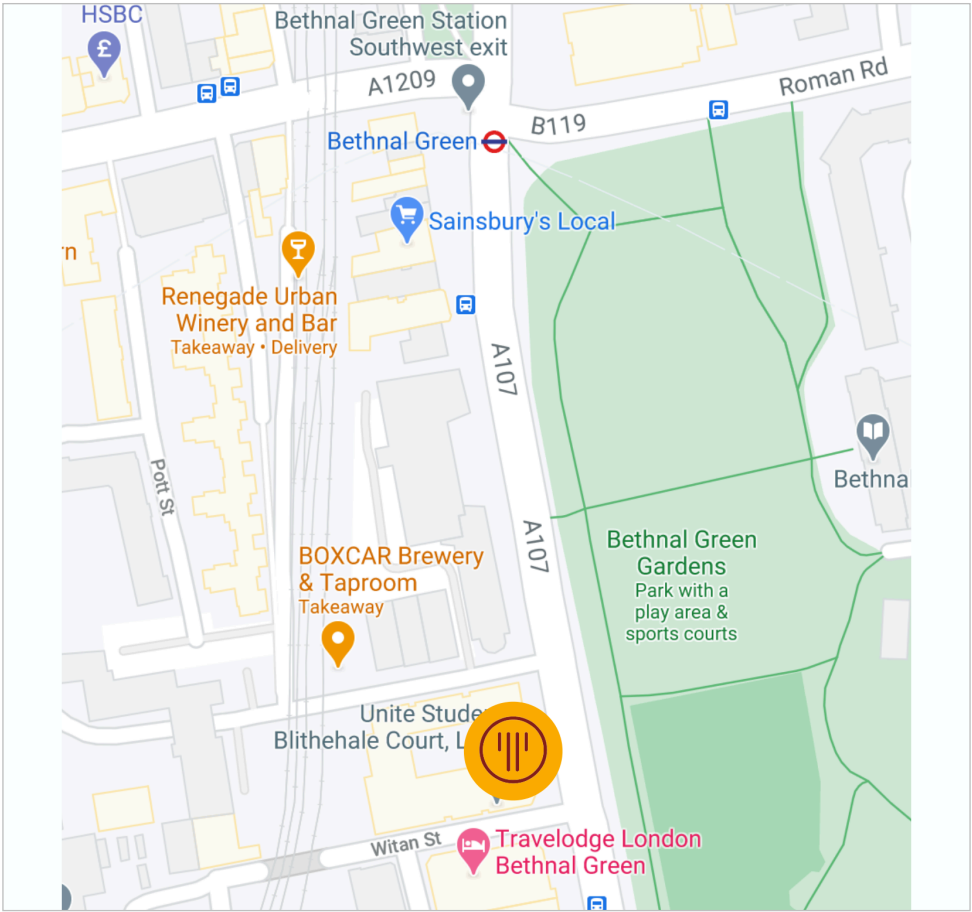
EPC

Available upon request.

Floor Plan



Location



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