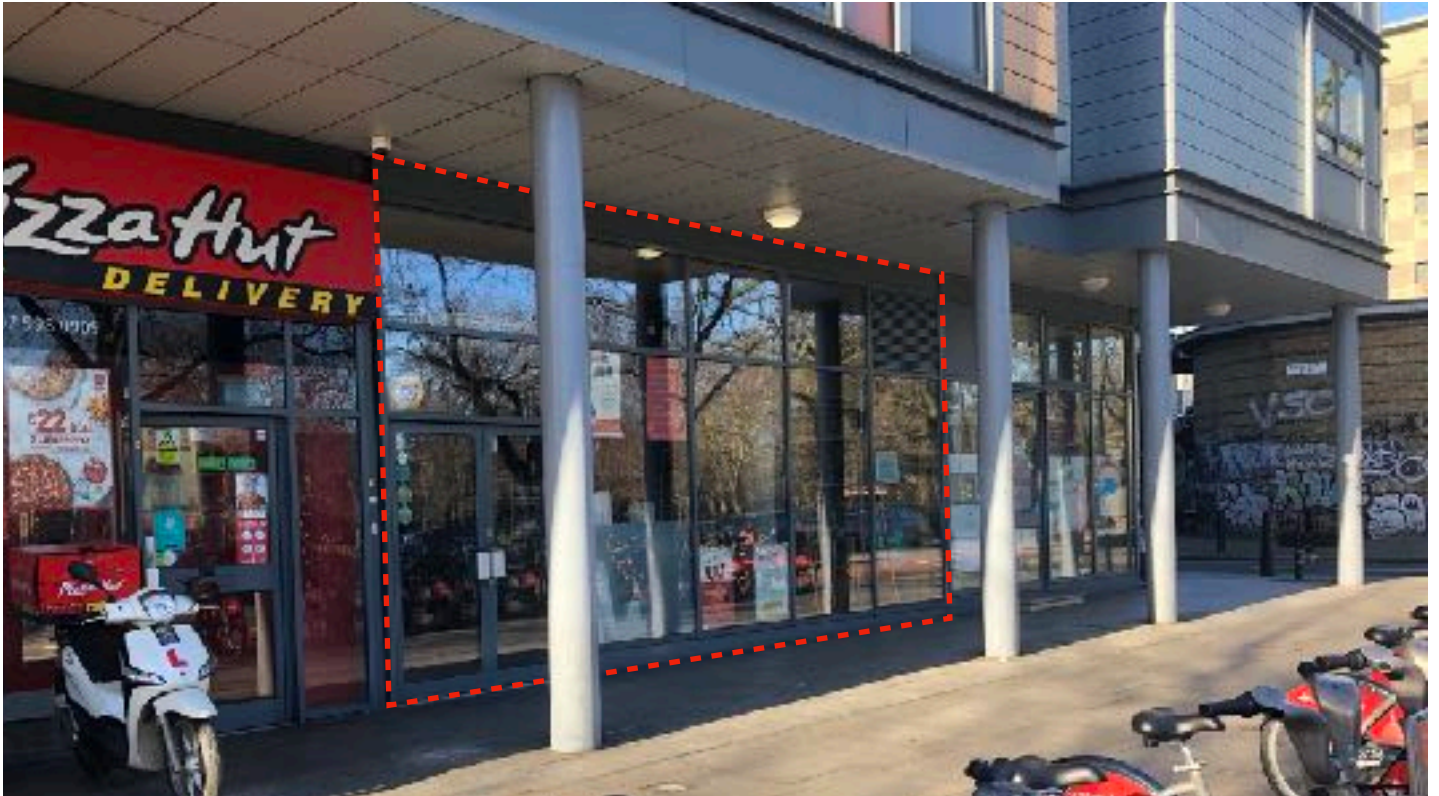




TORRIDON

# LONDON - UNIT 1 BLITHEHALE COURT, CAMBRIDGE HEATH ROAD E2 6JY

F&B, LEISURE, OFFICE & RETAIL OPPORTUNITY



## CONTACT

Viewings are by appointment through the sole appointed agents Torricon.

### WILL BIGGART

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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:

Ground Floor:	1,059 sqft	98.36 sqm
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## 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

The rateable value is £28,500.

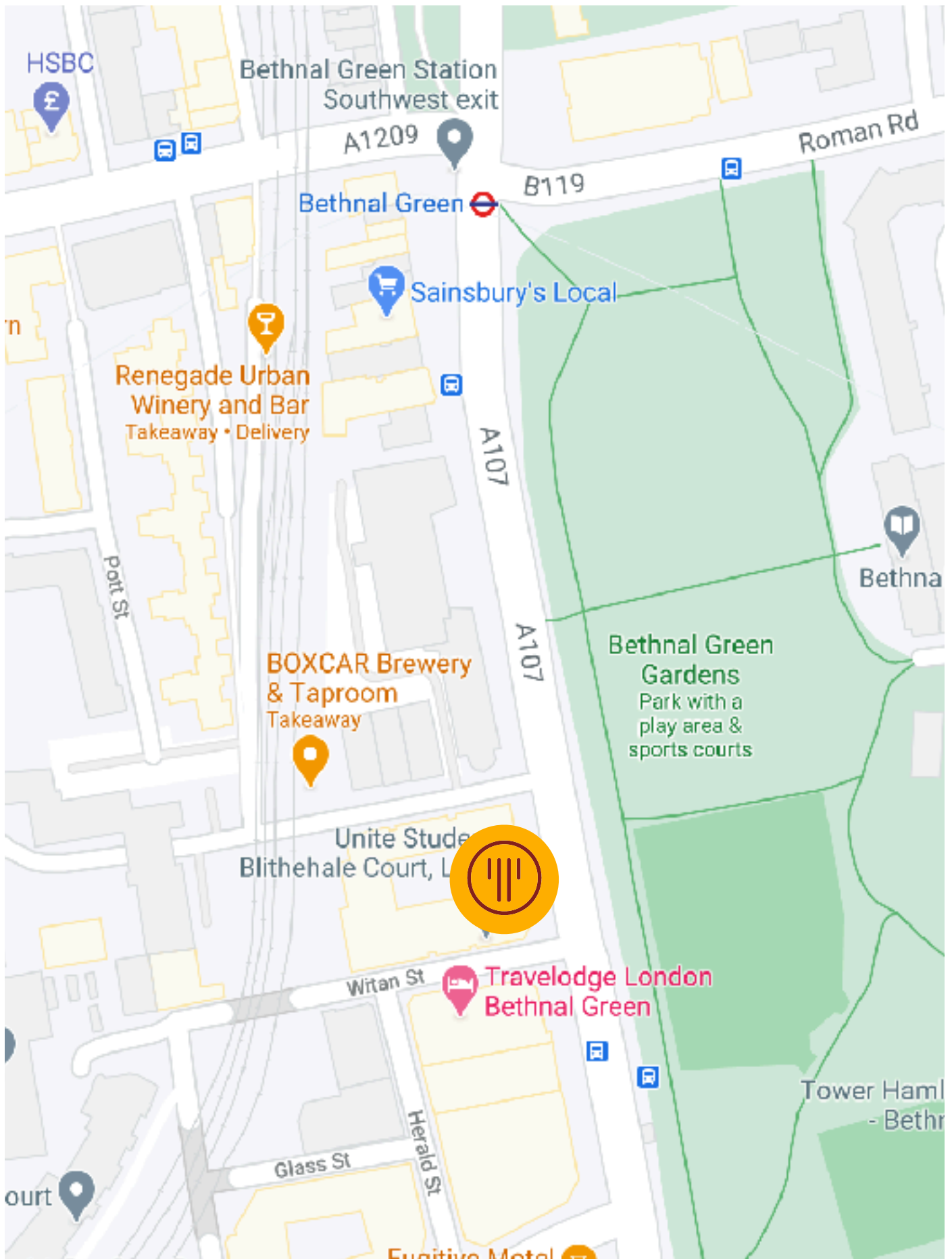
For further details visit Gov.uk or contact the business rates department at the local authority.

## SERVICE CHARGE

£1,100 per annum.

## EPC

Available upon request.



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