

TO LET Retail Unit Mile End, Bow

409 -413 Mile End, Bow
London, E3 4PB

Key information

- Prime retail unit situated close to Sainsbury's
- Opposite Mile End underground station
- Planning Use Class E
- Size – 515 sq ft
- £50,000 per annum



Contact

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Sainsbury's

Location

The premises occupies a prominent position directly opposite Mile End Underground Station, benefiting from high footfall from commuters and local residents.

Located within the densely populated London Borough of Tower Hamlets, the property serves a catchment of approximately 53,000 people within a 15-minute walk and 344,000 people within a 10-minute drive.

The premises are adjacent to Mile End Station (Central, District and Hammersmith & City lines), providing excellent connectivity to the City, West End, Stratford and wider London. Numerous bus routes also serve Mile End Road, a key East London thoroughfare.

Nearby occupiers include **Sainsbury's Local, Co-op, KFC, Costa Coffee, Starbucks and Nando's**, alongside a range of independent retailers and food operators.

Accommodation

The property provides the following internal floor areas:

	Sq m	Sq ft
Ground	47.86	515
Total	47.86	515

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Terms

Available by way of a new sublease with terms to be agreed.

The lease is to be excluded from the Security of Tenure (sections 24-28) of the Landlord and Tenant Act 1954.

Quoting Rent

£50,000 per annum

Business Rates

We are advised that the unit is not separately assessed for Business Rates.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates

Energy Performance Rating

This property has an EPC rating of E(101). An EPC certificate can be made available.

Legal Costs

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

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Viewing

Strictly via the sole letting agent only.

Additional Information

The link below provides access to the Sainsbury's UK Property Website which provides full details on all our Sainsbury's / Argos disposals.

Sainsbury's Property Disposals

Location Plan



For further details contact:

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