

(E) CLASS E - MODERN RETAIL UNIT

38 NEW ROAD, LONDON, E1 2AX



(E) CLASS E - COFFEE SHOP, RESTAURANT, RETAIL OR OFFICE USE

DESCRIPTION & LOCATION

The property comprises a modern, self-contained retail unit, previously used as a cafe and recently utilised as Flu Camp, a breakout area to assist with research into Covid-19 variants.

ACCOMMODATION

The property has the following GIA's:
Ground Floor: 93 sqm (1001 sq ft)
Mezzanine Floor: 29 sqm (313 sq ft)

TERMS

The property is offered on flexible terms, contracted outside the provisions of the 1954 Act

RENT

Offers are sought in the region of £80,000 p.a exc

RATES

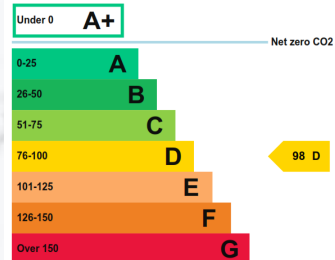
The property has been assessed as with a rateable value of £53,500

EPC

The EPC on this property is a D

Energy rating and score

This property's energy rating is D.



AMENITIES

- Modern Building
- Multiple Entrances
- High Footfall Day and Night
- Excellent Transport Links
- Air Conditioning
- Attractive location



OPEN ARCHES & LAND TO LET - BEING OFFERED FOR THE VERY FIRST TIME FOR COMMERCIAL & COMMUNITY USE

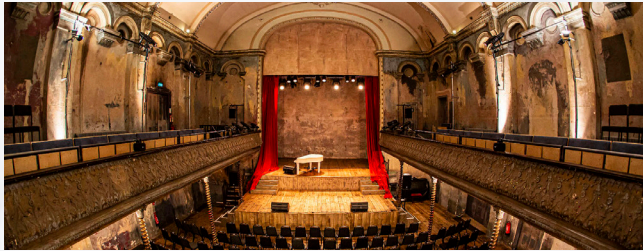
LOCATION

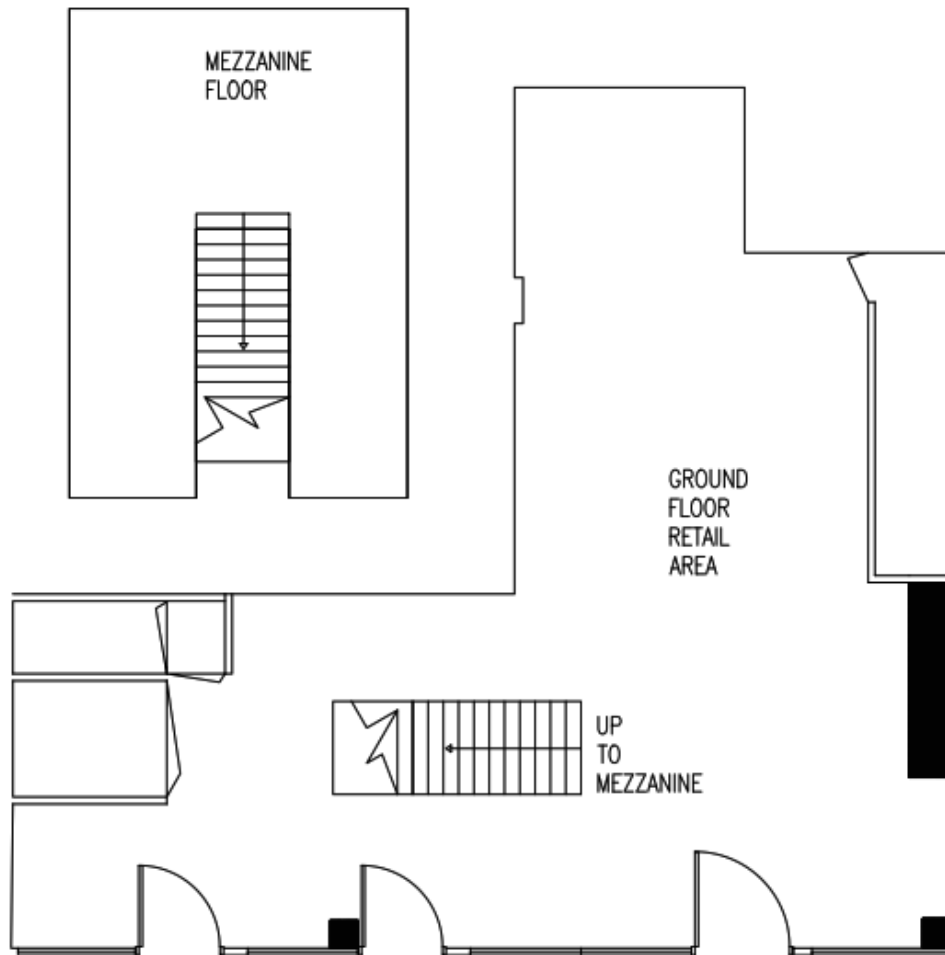
New Road in Whitechapel, London, was established between 1754 and 1756 to provide a bypass around the congested areas of Whitechapel Road. This development was closely linked to the relocation of the London Hospital to the south side of Whitechapel Road during 1752–1757.

Today, New Road is a vibrant street that reflects the diverse culture of East London. A notable landmark is the New Road Hotel, housed in a former textile factory originally designed by architect Hume Victor Kerr. The building has been transformed into a boutique hotel, preserving elements of its industrial heritage.

Nearby attractions include the Whitechapel Gallery, renowned for showcasing contemporary art, and the historic Wilton's Music Hall, one of the oldest surviving music halls in the world. Additionally, the bustling Brick Lane, famous for its markets, street art, and curry houses, is within walking distance, offering a rich cultural experience.

Whitechapel Station (the closest station) has experienced significant growth in passenger numbers over recent years. In the 2023–2024 period, the station recorded approximately 35.25 million entries and exits, ranking it as the 12th busiest out of 2,581 stations in Great Britain





CONTACT

A uniquely designed retail unit within the heart of Whitechapel.

Contact us today to explore how you can make your mark on Whitechapel - the heartbeat of East End London. Let's create something extraordinary together!



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