

## City Fringe Ground Floor Retail Opportunity

£17,500 per annum exclusive

457 sq ft

### Unit B3 Dressage Court, Three Colts Lane, Bethnal Green, London E2 6GQ

- 457 sq ft
- Prime Bethnal Green location
- Full glazed frontage
- Beneath new-build BTR scheme
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### Further Information & Viewing

Viewings are by appointment via sole agents Levy Real Estate

### James Womack

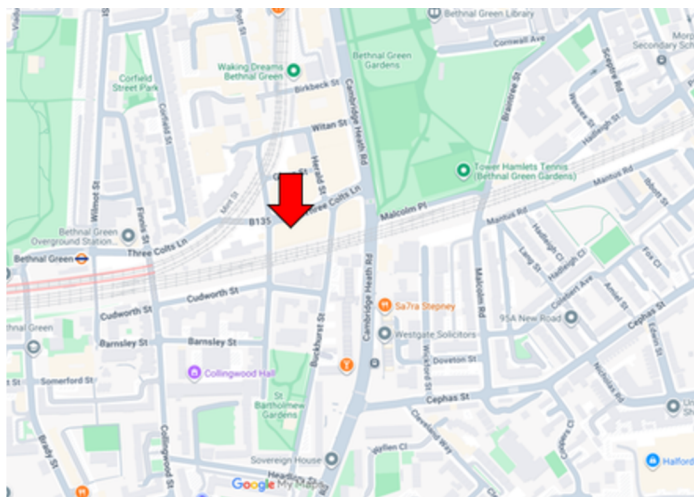
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### Location

The subject premises is located in the heart of Bethnal Green, a short distance from Bethnal Green Gardens and close to the junction of Three Colts Lane and Coventry Road. It offers excellent connectivity, with Bethnal Green Underground and Overground stations within a 5 minute walk and Whitechapel and Stepney Green within 10 minutes.

The unit sits beneath a five story new-build BTR scheme, amongst a high density of residential accommodation. It is arranged over ground floor only, with full height glazed frontage. Nearby occupiers include PureGym, Pizza Hut, Sandwich Pioneers, Rice Affair and the Three Colts Tavern.

### Price

£17,500 per annum exclusive

### Tenure

The property is available by way of a new fully repairing and insuring lease for a term to be agreed, subject to upwards only rent reviews every 5 years.

Lease to be contracted outside of the security of tenure provisions of the Landlord & Tenant Act 1954 (Part II), as amended.

### Accommodation

The premises is arranged over ground floor only. It comprises the following approximate net internal floor area(s):

Floor	sq ft	sq m
Ground	457	42
<b>Total</b>	<b>457</b>	<b>42</b>

### EPC

Certificate available upon request.

### Rateable Value

Interested parties are advised to make their own enquiries with the London Borough of Tower Hamlets Council.

### Location Plan

Not to scale, indicative only  
[see attachment]