



OFFERS OVER

£1,600,000

Whitechapel Road

London, E1 1DT

To be purchased with the tenants in situ paying a rental income of £80,000 per annum on a full repairing lease.

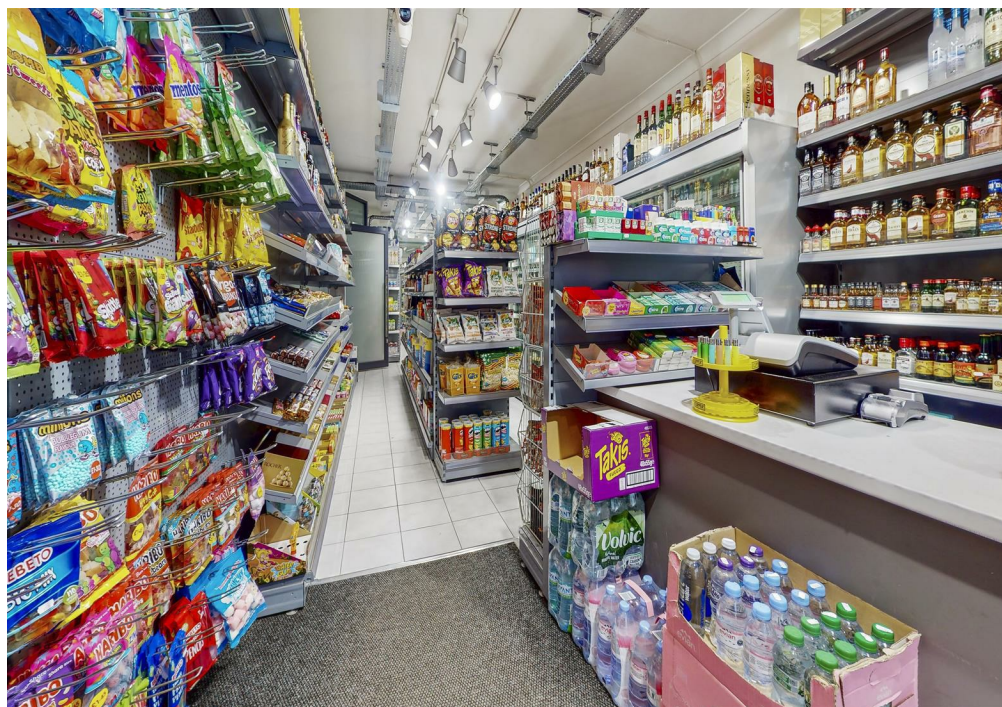
Rare opportunity to purchase a renovated commercial unit spread over 4 floors and 1962sqf situated just moments from both Whitechapel and Aldgate East Stations.

The property features a street level main floor, fully tanked basement, 1st floor office with tiled flooring, contemporary fitted bathroom, kitchen area and a additional open space on the 2nd floor.

Renovated throughout to a high standard including secure shutters, air conditioning and triple glazed windows.

EPC Rating: B

Located on the busy stretch of Whitechapel Road with Brick Lane close by as well as excellent transport links with Whitechapel, Aldgate East and the new Crosslink stations all being close by.





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Approx. Gross Internal Area = 182.3 sq m / 1962 sq ft



Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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