



# PRIME UNIT TO LET IN ALDGATE / WHITECHAPEL

**97-99 WHITECHAPEL ROAD,  
LONDON, E1 5NF**



## Location:

The subject property occupies a prominent corner position on the busy Whitechapel Road. Whitechapel Station (Elizabeth Line, District, Hammersmith & City Lines and London Overground Services) and Aldgate East Station (District and Hammersmith & City Lines) are both located a short walk away from the property.

Nearby well-known multi-national occupiers include: Superdrug, Holland & Barrett, Starbucks, Natwest, Tesco Express and Ladbrokes, amongst many established independent operators.

## Accommodation:

The unit is arranged over Ground Floor and Basement only and has the following approximate net internal areas:

<b>Ground Floor:</b>	<b>1,755 sq. ft. (163.03 m<sup>2</sup>)</b>
<b>Basement:</b>	<b>1,000 sq. ft. (92.90 m<sup>2</sup>)</b>

## Use:

The subject premises benefits from Class E planning consent. Alternative uses may be considered subject to planning.

## Rent:

£85,000 per annum exclusive.

## Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

## Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

## Legal Costs:

Each party to bear their own legal costs.

## Viewings:

Please contact:

**Ryan Mylroie**  
[ryan@jenkinslaw.co.uk](mailto:ryan@jenkinslaw.co.uk)

**Kyle McGuire**  
[kyle@jenkinslaw.co.uk](mailto:kyle@jenkinslaw.co.uk)

