

# Bethnal Green, London E2

## 2 Hague Street

Class E Opportunity – Subject To Vacant Possession



### Location

The subject property is located immediately off Bethnal Green Road, in close proximity to Brick Lane and Shoreditch High Street. Bethnal Green tube and overground stations are located nearby with Columbia Road and Jesus Green within walking distance.

Nearby occupiers include E. Pellicci Cafe, Nandos, Tesco Express, GDK and Chaiiwala.

### Demise

The unit is arranged over basement, ground and first floors, comprising the following approximate net internal floor areas:

<b>Basement (Storage)</b>	967 sq ft	89.84 sq m
<b>Ground Floor</b>	2,967 sq ft	275.64 sq m
<b>First Floor</b>	3,316 sq ft	308.07 sq m
<b>Total</b>	<b>7,250 sq ft</b>	<b>673.55 sq m</b>

### Tenure

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed.

### Rent

Upon application

### Rates

<b>Rateable Value</b>	£123,100
<b>Rates Payable</b>	£69,674.6 p.a.

Interested parties are advised to make their own enquiries to Tower Hamlets Council on 020 7364 5010.

### EPC

Available upon request.

For further information or to arrange a viewing please contact:

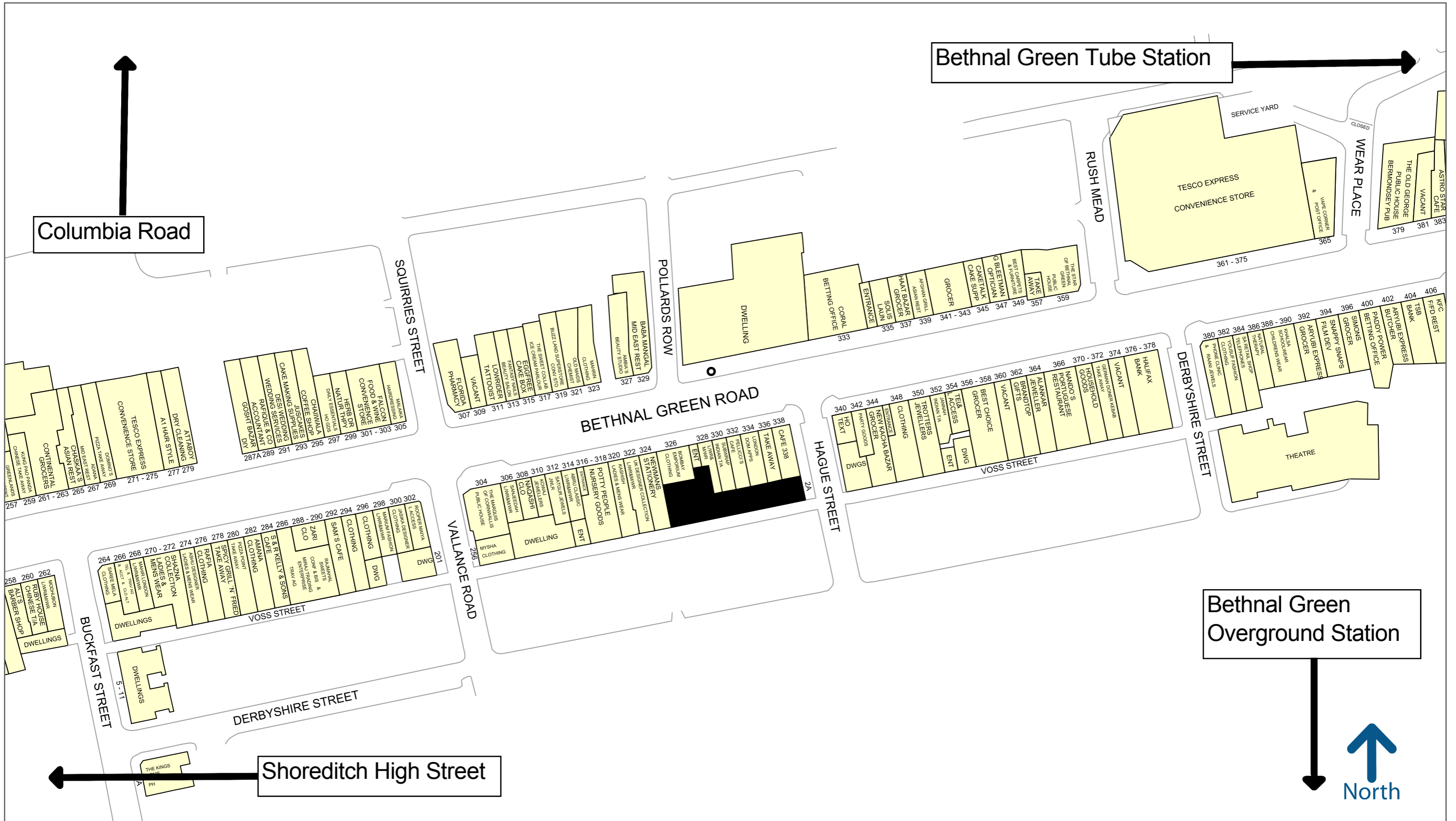
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