



**DRAKE
& COMPANY**

PROPERTY CONSULTANTS

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London
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020 7495 7500

RETAIL/WAREHOUSE PREMISES



WHITECHAPEL
6 GREATOREX STREET
LONDON
E1 5NF

RENT

£30,000 pax

- To let on new lease
- Ground & first floor
- Total area 3,808 sq ft / 353.77 m² approx.

LOCATION

The property is situated in Greatorex Street almost at the junction with Whitechapel Road (E11), with an excellent mix of retailers and restaurants close by. Immediately opposite is a redevelopment under way for 187 rooms of student accommodation. Close by are Aldgate East and Whitechapel underground stations and the East London Mosque. A few minutes walk away is also the amenities of Brick Lane and the Truman Brewery complex.

PROPERTY

The property is arranged over ground and first floors with a small retail unit at the front plus warehouse space behind and on the first floor. The premises were previously used as a cycle showroom and lend themselves suitable to a range of potential occupiers including retail/restaurant/fast food and wholesale fabric/clothing subject to necessary consents.

The premises afford the following approximate dimensions and floor areas:-

Net Shop Frontage	13ft 5ins	4.09 m
Sales	249 sq ft	23.13 m ²
Rear Storage	1,894 sq ft	175.96 m ²
First Floor Storage/Office	1,665 sq ft	154.68 m ²
TOTAL AREA	3,808 sq ft	353.77 m²

Average Ground Floor Ceiling Height	8ft 4ins	2.54 m
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Front Shop Ceiling Height	11ft 0ins	3.35 m
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First Floor Ceiling Height	8ft 4ins	2.54 m
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NB: The above measurements are provided for guidance purposes only and no reliance should be placed upon them when making any offer and for the avoidance of doubt Drake & Company will not be liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The purchaser will be offered the opportunity to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

LEGAL COSTS

Each party is to be responsible for payment of their own legal costs incurred in the transaction.

RENT

£30,000 per annum exclusive.

LEASE

A new full repairing and insuring lease is available on terms to be agreed.

RATING ASSESSMENT

We have been verbally advised by the local rating authority that the current assessment is as follows:

Rateable value: £16,000

Rates payable 2011/12: £6,928

Interested parties are advised to verify these figures with London Borough of Tower Hamlets on 020 7364 5010.

VIEWING

For further information or an appointment to view, strictly by prior appointment, please contact **Clive Drake** of sole agents Drake & Company on **020 7495 7500** or **clive@drakeproperty.co.uk**.



Misrepresentation Act 1967.

Drake & Company, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that

- (1) The particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer contract.
- (2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the vendor, Drake & Company or their servants. It is for the purchaser or as the case may be Lessee (the "Purchaser") to satisfy himself by inspection or

otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.

- (3) The Vendor does not make or give and neither Drake & Company nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
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- (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.