

RETAIL OPPORTUNITY

SUI GENERIS

400 BETHNAL GREEN ROAD
LONDON E2 0AH

A RARE OPPORTUNITY TO ACQUIRE a prominent ground floor retail unit (*currently operating as a bookmaker – Sui Generis use*) in the heart of Bethnal Green.

The property occupies a highly visible position on a busy high street, benefiting from strong pedestrian flow and a diverse surrounding retail offer.



TO LET



KEY FEATURES:

ESTABLISHED RETAIL UNIT WITH EXISTING SUI GENERIS (BETTING SHOP) USE

PROMINENT FRONTAGE WITH EXCELLENT SIGNAGE POTENTIAL
HIGH FOOTFALL LOCATION ON A WELL-KNOWN EAST LONDON RETAIL PITCH

OPEN-PLAN SALES AREA SUITABLE FOR A RANGE OF RETAIL USES (SUBJECT TO PLANNING)

NEARBY OCCUPIERS INCLUDE A STRONG MIX OF NATIONAL AND INDEPENDENT RETAILERS
EXCELLENT CONNECTIVITY VIA BETHNAL GREEN UNDERGROUND AND OVERGROUND STATIONS

400 BETHNAL GREEN ROAD LONDON E2 0AH



VIEWINGS

All viewings are by prior appointment from the Landlord's sole agents, May & Company:

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MAY & COMPANY
RETAIL & LEISURE SPECIALISTS

MISREPRESENTATIONS ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

These sales particulars are intended only to give a fair description of the property and do not form the basis of any contract or any part thereof. The descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed. The purchaser or lessee will be responsible for satisfying themselves on all matters relevant to any developments they may propose to carry out and neither the Vendors nor their agents accept liability in respect thereof. These particulars do not constitute any part of any offer or contract. The Vendors do not make or give, nor does any other person in their employment have any authority to make or give, any representations or warranty whatsoever in relation to this property. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Regulated by RICS.

LOCATION:

Located on the busy Bethnal Green Road, the property sits within a thriving retail environment serving a densely populated catchment, with continued regeneration and investment across the area. National retail and leisure occupiers in the immediate vicinity include Admiral Slots, Betfred, Jenningsbet, Iceland, McDonalds, Boots, Subway, Mercur Slots, KFC, Tesco, GDK, Nandos amongst many independent and local retailers.

ACCOMMODATION:

The premises provide a ground floor retail unit arranged as an open-plan sales area with betting counter to the rear, suitable for a variety of retail formats. There is also a basement (currently unused) accessed via a trap door.

SIZE:

We have measured the property on the following net internal basis:

Ground floor: **1240** sq ft

Basement: **420** sq ft

USE:

Currently Sui Generis (bookmaker). The unit may be suitable for alternative retail or commercial uses, subject to obtaining the necessary planning consents.

RENT:

Available upon application.

TO LET

BUSINESS RATES:

According to the VOA website:

1st April 2023 to present: **£29,750**

Future rateable value
(from 1 April 2026): **£34,000**

LEASE:

A new lease is available direct from the Landlords on a full repairing and insuring basis, on terms to be agreed.