

# WHITE DRUCE & BROWN

PROPERTY CONSULTANTS

Elliott House, 28a Devonshire Street, London W1G 6PS

## PRELIMINARY DETAILS

### Ground Floor & Basement Restaurant Excellent Location in the Heart of Brick Lane

Available on a New Lease

Ground Floor – 650 sq.ft. (60.4 m<sup>2</sup>)

Basement – 285 sq.ft. (26.5 m<sup>2</sup>)

Net Frontage – 27 sq.ft. (2.54 m<sup>2</sup>)

**70 Brick Lane,  
London, E1 6RL**



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THESE DETAILS ARE BELIEVED TO BE ACCURATE BUT THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

<b>Location</b>	The restaurant is situated on the east side of Brick Lane close to its junction with Heneage Street, a 6-minute walk from Aldgate East Station (District and Hammersmith & City) and easy bus routes to the City, Shoreditch and Barbican with a significant 7 day a week footfall; it is both an historic and vibrant street, popular with tourists and the substantial local working population.
<b>Accommodation</b>	The property features ground floor restaurant space with a total of 650 sq.ft. (60.4 m <sup>2</sup> ) and an ancillary basement of 285 sq.ft. (26.5 m <sup>2</sup> ) with a net frontage of 8"4' (2.54 m).
<b>Rent</b>	£45,000 p.a.x.
<b>Lease</b>	A new lease is available direct from the landlord.
<b>Rates Payable</b>	£11,760 (at the rate of 0.48 p in the pound).
<b>Legal Costs</b>	To be borne by the respective parties.
<b>Conditions</b>	All details contained herein are subject to contract.
<b>Viewing</b>	By arrangement with <b>Jonathan Green, White Druce &amp; Brown, 020 7467 5997, <a href="mailto:jonathangreen@whitedrucebrown.com">jonathangreen@whitedrucebrown.com</a></b>