

# London E1

## 31 Bell Lane

### Retail / Restaurant Unit to Let



#### Location

The premises are situated on the western side of Bell Lane, located on the eastern City fringe.

Spitalfields Market is close by and retailers in the vicinity include **Honest Burgers**, **Pizza Union**, **Hummingbird Bakery**, **Sainsbury's Local** and **Kastner & Ovens**.

#### Accommodation

The property is arranged over the ground floor only with the following approximate area:

Ground Floor	1,588 sq ft	147.53 sq m
--------------	-------------	-------------

#### Tenure

New lease available for a term to be agreed.

#### Rent

Quoting rent of **£70,000** per annum exclusive.

#### Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value (2017)	£44,750
Rates Payable (2017/2018)	£21,749

(Interested parties are advised to make enquiries with the Local Authority)

#### Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

#### EPC

Available on request.

#### Viewing & Further Information

Strictly by prior arrangement only with:

**Oliver Green**  
ogreen@savills.com  
020 7758 3899

**Aran Uner**  
aran.uner@savills.com  
020 7758 3888

[savills.co.uk/retail](http://savills.co.uk/retail)



