



**11 Hooper Street**  
Aldgate, London, E1 8BP

## Ready-to-Trade E-Class Opportunity with Extraction & Rear Yard

**614 sq ft**  
(57.04 sq m)

- AC
- Rear Yard
- WC Facilities
- Gas
- 3 Phase electric system
- Recently Refurbished
- Installed Extraction System

# 11 Hooper Street, Aldgate, London, E1 8BP

## Summary

Available Size	614 sq ft
Rent	£30,000 per annum
Rates Payable	£7,859.25 per annum
Rateable Value	£15,750
Service Charge	TBC
EPC Rating	B

## Description

The available accommodation comprises a self-contained E-Class premises arranged over ground floor and basement levels. Situated within an established parade of shops, the property has recently been refurbished by the freeholder and benefits from the installation of a new extraction system. The unit further benefits from a rear yard, gas supply, three-phase electricity, air conditioning, and WC facilities. The specification makes it particularly well suited to a small restaurant, café, or similar operator seeking a ready-to-occupy space.

## Location

Located on the south side of Hooper Street at its junction with Leman Street, the property occupies a prominent corner position within a well-established mixed-use area. The surrounding locality comprises a strong mix of office buildings, residential developments and ground floor commercial occupiers, providing steady footfall throughout the week. The property is well positioned between Aldgate and Whitechapel, with excellent transport links nearby. Tower Gateway DLR station and Aldgate East station are both within walking distance, offering convenient access across Central London and Docklands.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Unit - GF & Basement	614	57.04
<b>Total</b>	<b>614</b>	<b>57.04</b>

## Viewings

Strictly by appointment only

## Terms

New FRI lease contracted outside the Landlord and Tenant Act.

## Legal costs

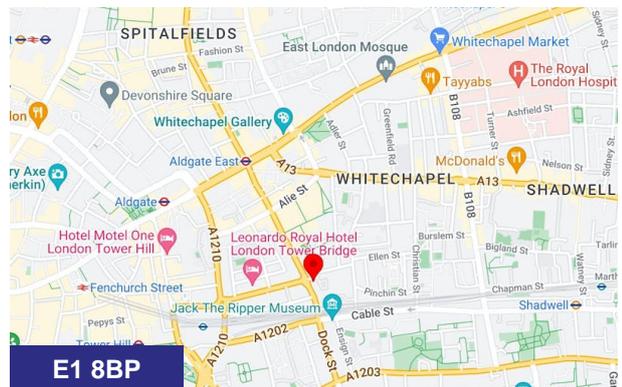
Each party to pay their own legal costs.

## VAT

Not Applicable

## Premium

Offers in the region of £50,000



## Viewing & Further Information

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