

Est. 1955

Tarn &Tarn



**363 MILE END ROAD
MILE END
LONDON
E3 4QS**

**PROMINENT CLASS E
UNIT
406 SQFT**

DESCRIPTION

A well-presented ground floor retail/office unit prominently positioned on Mile End Road, benefitting from strong footfall and excellent frontage. The property is currently fitted as a salon, offering a bright open-plan trading area with multiple stations, wash basins, and a high-quality finish throughout. The unit falls within Class E, providing flexibility for a range of commercial uses. Surrounded by a lively mix of independent and national occupiers, with superb transport links nearby, this represents an excellent opportunity for occupiers seeking a visible and ready-to-trade space

SUMMARY

- Strong Passing Footfall
- Excellent Frontage
- Excellent Transport Connectivity
- Self Contained
- Security Shutter
- WC
- A.C
- Kitchenette








LOCATION

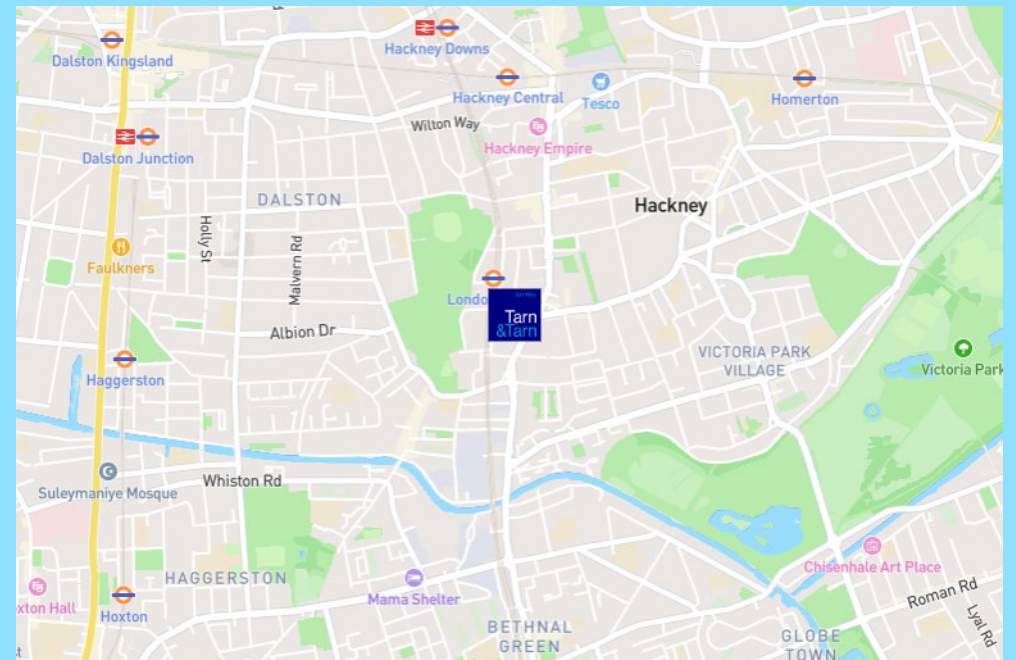
THE AREA

Situated on Mile End Road, the property occupies a highly prominent position along a busy arterial route connecting the City to East London. The area benefits from strong pedestrian and vehicular traffic, with nearby occupiers including Co-op, Costa, Starbucks, Subway and KFC. Mile End Underground Station (Central, District and Hammersmith & City lines) is within easy walking distance, providing excellent connectivity across London. Queen Mary University and several densely populated residential neighbourhoods are close by, driving consistent local trade. The location offers an ideal balance of passing footfall, local catchment, and accessibility, making it well suited to a range of occupiers.



TRANSPORT

-  Mile End (4-minute walk) – **Central Line**, **District Line**, **Hammersmith & City Line**
-  Stepney Green (13-minute walk) – **District Line**, **Hammersmith & City Line**
-  Bow Road (13-minute walk) – **District Line**, **Hammersmith & City Line**



ACCOMMODATION

| FLOOR | SQ FT | RENT (£ PA) | SERVICE CHARGE | BUSINESS RATES | TOTAL YEAR |
|--------------|------------|----------------|----------------|----------------|----------------|
| GROUND FLOOR | 403 | | | | |
| TOTAL | 403 | £42,000 | N/A | £5730 | £47,730 |

BUSINESS RATES

The rates given are a guide and interested parties should make their own enquiries with the local authority.

TERMS

A New FRI Lease to be contracted outside of the security and provisions of the Landlord and Tenant Act 1954.

BUILDING INSURANCE

TBA

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

LOCAL AUTHORITY

London Borough of Tower Hamlets

VAT

Not Applicable



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&Tarn

VIEWINGS

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THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.