



**STIRLING
ACKROYD**

TO LET

**The Marquis of
Cornwallis, 304 Bethnal
Green Road, London, E2
OAG**

2,277 sq ft

**PUBLIC HOUSE/BAR
OPPORTUNITY -
BETHNAL GREEN, E2**



VIDEO TOUR

stirlingackroyd.com



Description

This is a very rare opportunity to secure a public house/bar opportunity in a vibrant & diverse East London location. The landlord would consider other uses for the unit subject to the relevant planning/licensing consents

The unit is divided over ground floor and basement - Net Areas : 1047 sq ft Ground Floor and 1230 sq ft Basement - 2,277 sq ft Total

Key points

- Prominent return frontage - Junction of Bethnal Green Road & Vallance Road
- £45,000 per annum Rental exclusive - New Lease direct from the Landlord
- All tenancies subject to a minimum 3 month rent deposit
- Ground Floor 1047 sq ft plus Basement 1230 sq ft - Total 2277 sq ft
- Ideal for a range of commercial uses - subject to Landlord & planning consents
- The Marquis of Cornwallis is a long-standing East London community pub (trading since at least the mid-19th century)
- Ready for Occupation - JUNE 2026



Location

The unit is located on the prominent junction of Vallance Road & Bethnal Green Road.

Local independent retailers trade in the neighbouring parade and Bethnal Green Road and Shoreditch High Street stations are both within 10 minutes walk

Hoxton, Shoreditch and Brick Lane are also in close proximity.

Transport Links



Bethnal Green Rail 0.2 Miles



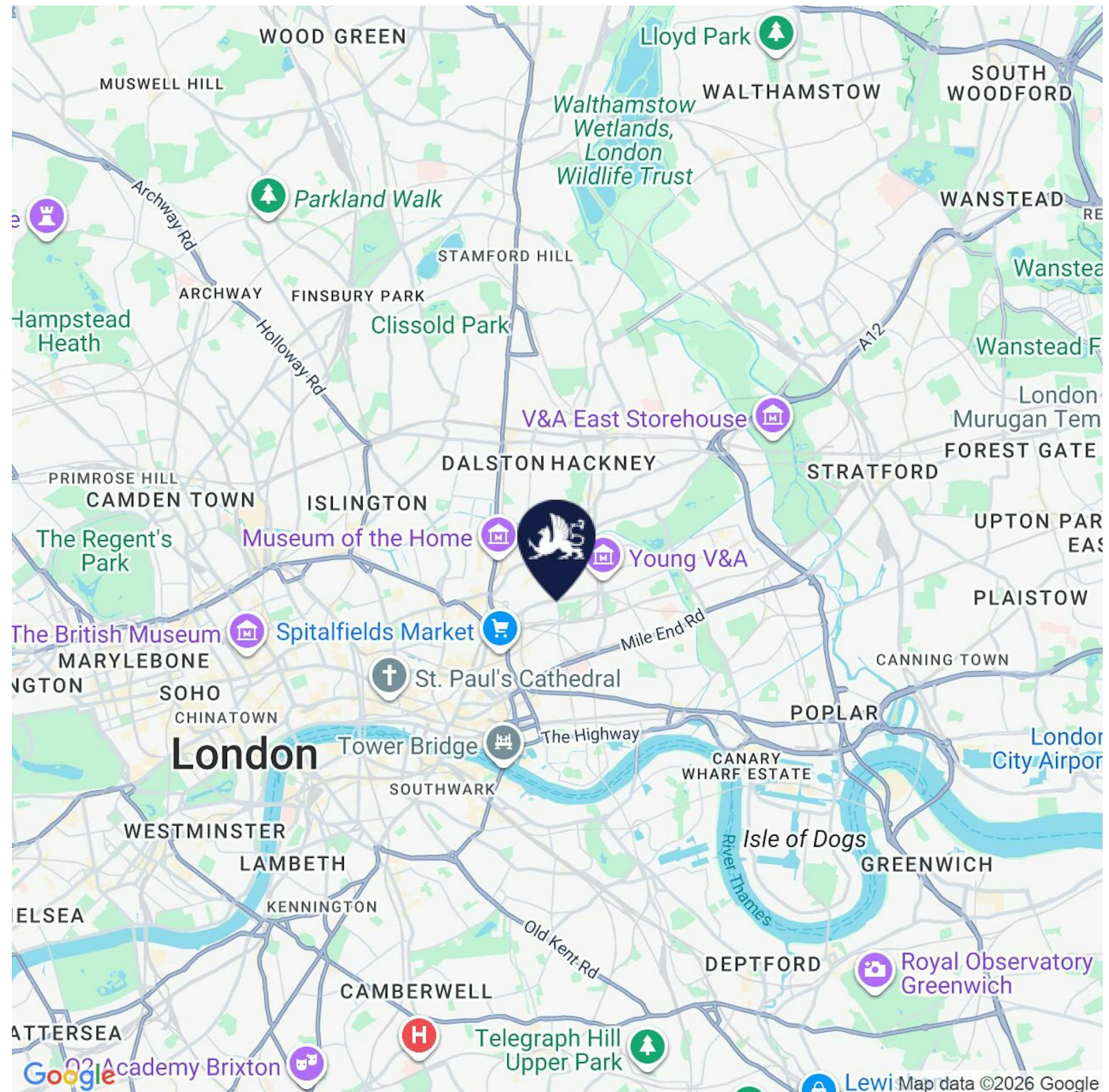
Bethnal Green 0.4 Miles



Whitechapel 0.5 Miles



Cambridge Heath 0.5 Miles





Accommodation

Name	sq ft	sq m	Availability
Basement	1,230	114.27	Available
Ground	1,047	97.27	Available

Viewing & Further Information



Iftakhar Khan
020 3967 0103
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Rents, Rates & Charges

Lease	New Lease
Rent	£45,000 per annum
Rates	On application
Service Charge	On application
VAT	Applicable
EPC	On application

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