



**54 Hanbury Street**

Spitalfields, London, E1 5JL

## Fully Fitted Cafe

**350 sq ft**

(32.52 sq m)

- Fully Fitted Kitchen
- Extraction System
- Busy Location
- Electric Shutters
- WC Facilities

# 54 Hanbury Street, Spitalfields, London, E1 5JL

## Summary

Available Size	350 sq ft
Rent	£35,000 per annum
Rates Payable	£12,275 per annum
EPC Rating	C

## Description

The available accommodation comprises a restaurant/cafe in a mixed-use building. This property features a fully fitted kitchen with a kitchen extraction system, a large shopfront, an electric shutter, and a WC Facility. This unit is ideal for a small restaurant operator seeking a location in Spitalfields.

## Location

The property is located on the South side of Hanbury Street on the junction with Brick Lane, one of the most progressive and sought-after areas, drawing footfall from visitors to the nearby destinations of Spitalfields and Shoreditch. Shoreditch High Street & Liverpool Street Stations are both in close proximity.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	350	32.52
Total	350	32.52

## Viewings

Strictly by appointment only.

## Terms

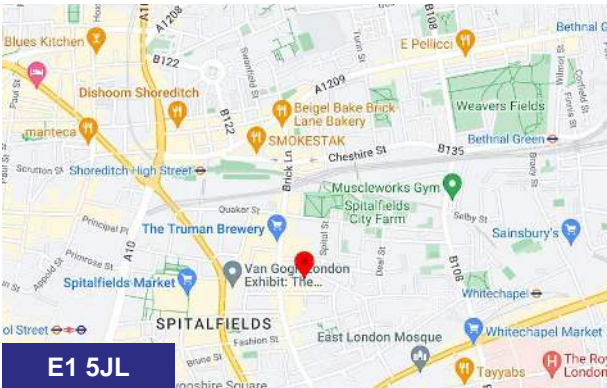
A new Sublease to be contracted outside the provisions and security of the Landlord & Tenant Act 1954.

## Legal Costs

Ingoing Tenant will be liable to pay the sublessor's legal costs.

## Premium

Offers Invited.



## Viewing & Further Information

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