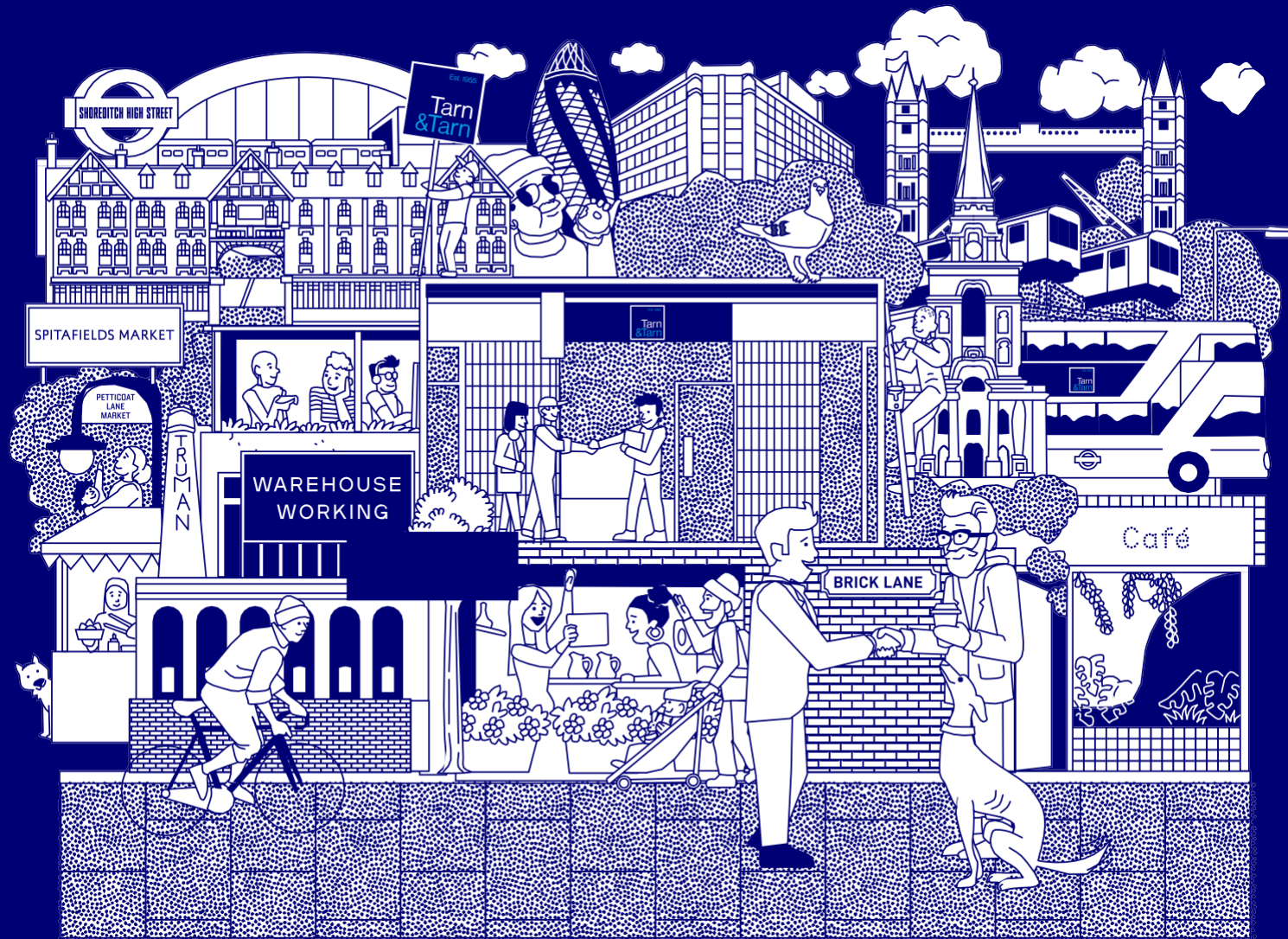


Tarn
&Tarn

**FULLY FITTED
RESTAURANT WITH
GREAT FOOTFALL
1,905 SQFT (176.98 SQM)**

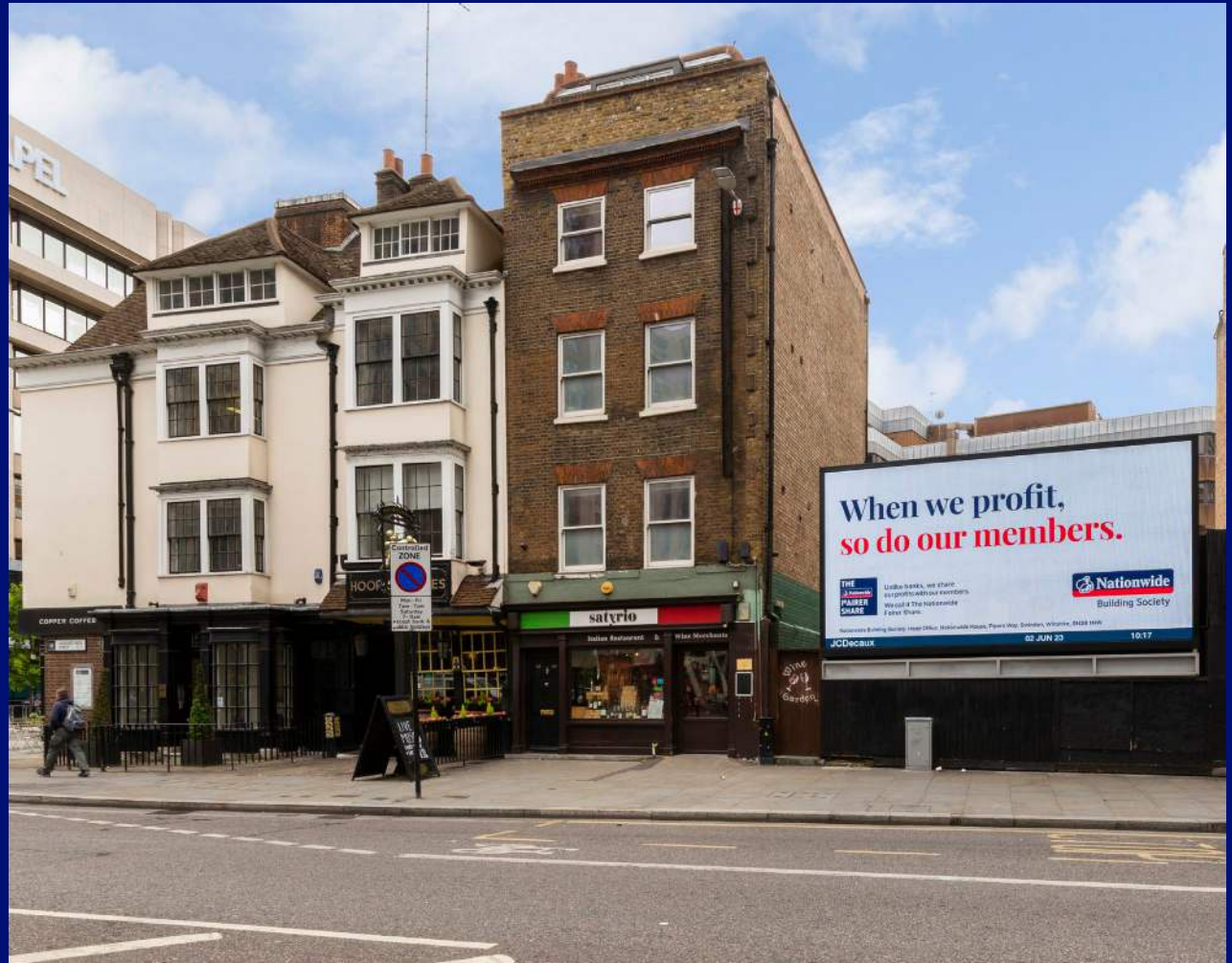


DESCRIPTION

The available accommodation comprises the ground and lower ground floors of this beautifully fitted-out restaurant. The premises benefits from a fully fitted kitchen with an extraction system, an alcohol license and an AC system. With its prime location and a host of desired amenities, this property will attract a wide range of customers, making it an excellent opportunity for any restauranter looking to expand their business in Aldgate/City area.

AMENITIES

- Fully Fitted Kitchen
- Alcohol License
- High Footfall Location
- WC Facilities
- Excellent Transport Links
- Accommodates c. 46 seats.





LOCATION

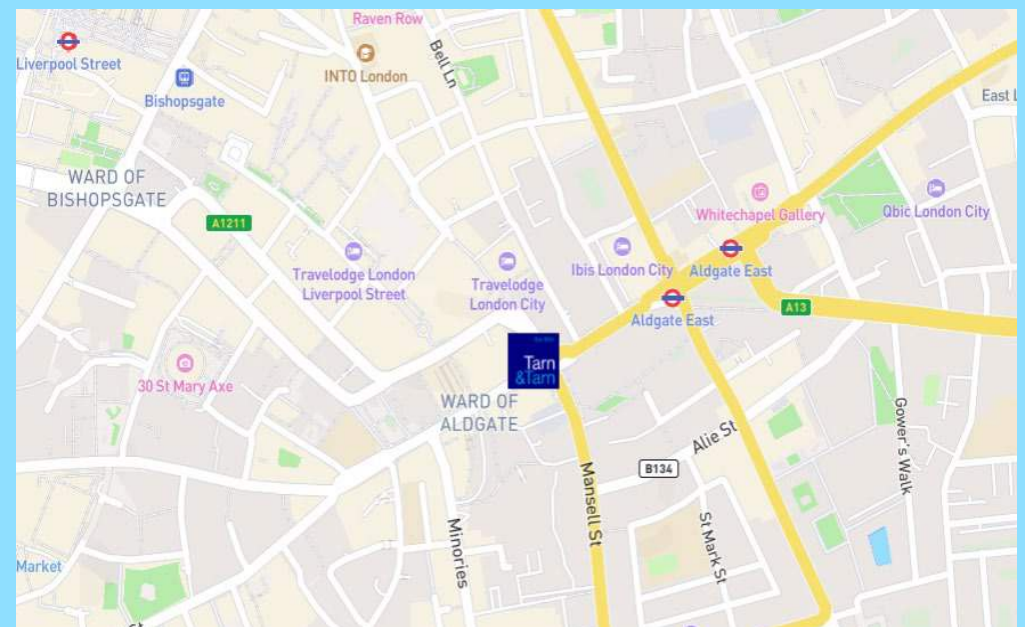
THE AREA

Located on the South side of Aldgate High Street, near its junction with Mansell Street and near Old Spitalfields Market, this property benefits from a high level of foot traffic. Nearby businesses includes RBS, Pret A Manger, EAT, Subway, Itsu, William Hill and Costa Coffee. The location is particularly advantageous due to its proximity to Aldgate Underground Station (Circle and Metropolitan Lines), which is directly opposite the property.



TRANSPORT

-  Aldgate (1-minute walk) – **Metropolitan**, **Circle**
-  Aldgate East (3-minute walk) – **Hammersmith & City**, **District**
-  Liverpool Street (10-minute walk) – **Hammersmith & City**, **Circle**, **Elizabeth Line**, **Metropolitan**, **Central** and National Rail Services



ACCOMMODATION

FLOOR	SQ FT	SQ M
Ground	1775	164.90
Basement	130	12.08
TOTAL	1,905	176.98

TERMS

An assignment of an existing lease which expires on July 2026. The existing lease is outside the Landlord and Tenant Act 1954.

A New 10-year lease is also available in a separate arrangement

VAT

Applicable

SUMMARY

Available size	1,905 sqft
Rent	£90,000
Business Rates	£34,861 pa
Legal Fees	Each party to bear their own costs
EPC Rating	D

PREMIUM

Offers in excess of £120,000

LOCAL AUTHORITY

City of London



Est. 1955

Tarn
&Tarn

VIEWINGS

TARN & TARN
53 COMMERCIAL STREET
LONDON E1 6BD

T 020 7377 8989
E INFO@TARN-TARN.CO.UK

TEAM

ARTHUR NOWICKI
T 020 7377 8989
E ARTHUR@TARN-TARN.CO.UK

OLLIE LAZARUS
T 020 7377 8989
E OLLIE@TARN-TARN.CO.UK



**WE ARE EAST LONDON'S ORIGINAL COMMERCIAL
PROPERTY AGENCY, ESTABLISHED IN 1955.**