

Est.1955

Tarn
&Tarn

45 COMMERCIAL
STREET
SPITALFIELDS
E1 6BD

PRIME LOCATION
RETAIL UNIT
689FT²



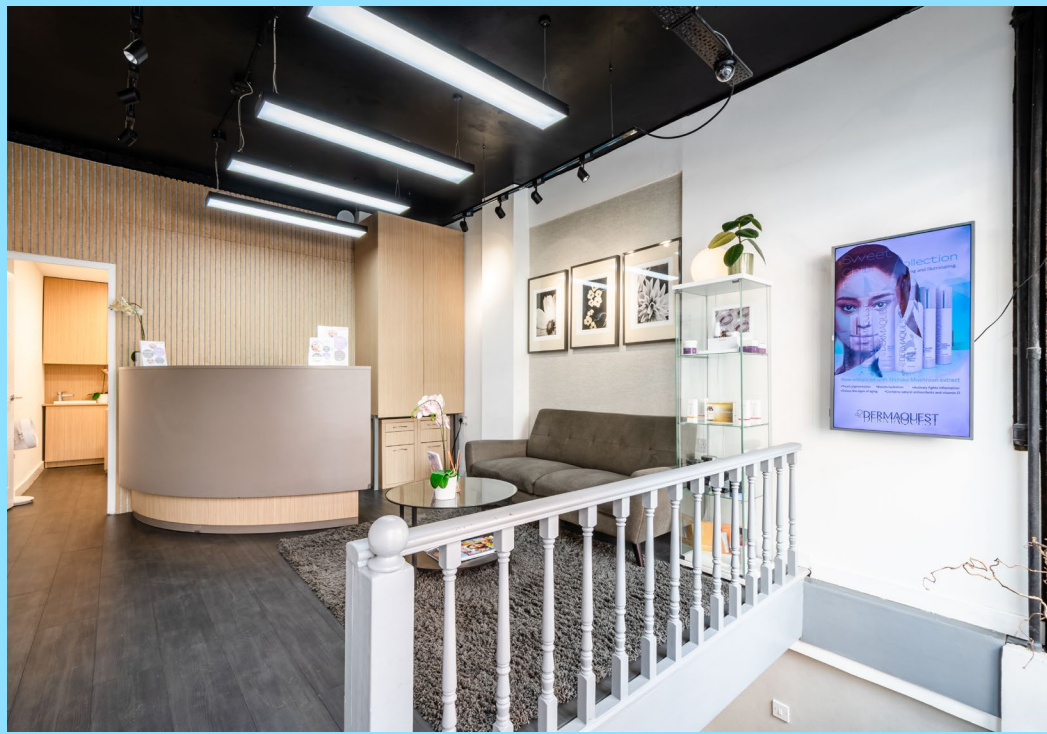
DESCRIPTION

The available accommodation comprises a ground floor and basement retail space. The unit features a single shopfront with an electric security shutter, a kitchenette, WC facility, and CCTV. Suitable for a wide range of retail and E-Class uses, the property offers versatile space in a well-secured setting.

SUMMARY

- Busy Footfall Location
- Security Shutters
- Recently Refurbished
- LED Lights
- Electric Heating
- Kitchenette
- WC Facilities
- CCTV








LOCATION

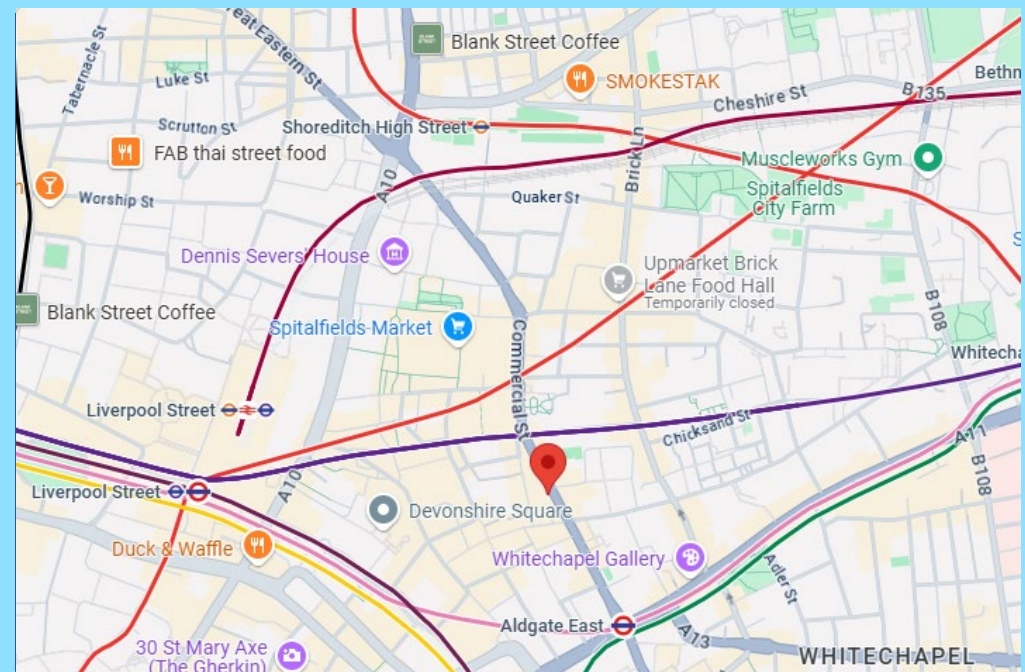
THE AREA

Located on the East side of Commercial Street, close to its junction with Wentworth Street on the edge of the City's Square Mile in the heart of Spitalfields. The property lies in close proximity to Spitalfields Market, Shoreditch, and Brick Lane, now an established office location popular with the media and tech sector. The building is well served by public transport, with Liverpool Street, Aldgate East, and Shoreditch High Street stations being within very short walking distance.



TRANSPORT

-  Aldgate East (6-minute walk) – **Hammersmith & City** District
-  Shoreditch High Street (9-minute walk) – **Overground** Line
-  Liverpool Street (11-minute walk) – **Hammersmith & City**, **Circle**, **Elizabeth Line**, **Metropolitan**, **Central**, **Overground** and National Rail Services



ACCOMMODATION

FLOOR / UNITS	SQ FT	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
GROUND FLOOR	405				
LOWER GROUND	284				
TOTAL	689 FT²	£ 30,000 PA	N/A	£ 9697.25 PA	£39,697.25 PA

TERMS

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

BUILDING INSURANCE

Current Cost : TBC

VAT

Not Applicable

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



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 07792 711461
E ARTHUR@TARN-TARN.CO.UK

LUKE MARIONI
T 077346 01111
E LUKE@TARN-TARN.CO.UK

GASPER KOSCIK
T 07554 640000
E GASPER@TARN-TARN.CO.UK



THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.