

Est. 1955

Tarn  
&Tarn

41A BRICK LANE  
SPITALFIELDS  
LONDON  
E1 6PU

GROUND FLOOR  
RETAIL UNIT IN THE  
HEART OF BRICK  
LANE

156 FT<sup>2</sup>



# DESCRIPTION

The property comprises a ground floor retail unit forming part of a traditional mid-terrace red brick building situated on a prominent corner position. The unit benefits from a fully glazed shopfront with a single pedestrian entrance directly from the street, providing strong visibility and good levels of natural light. Internally, the accommodation is arranged as an open plan sales area with recessed ceiling lighting and laminate flooring. The space is broadly rectangular in configuration, allowing for a flexible retail layout. To the rear there is a small ancillary area providing storage and basic staff facilities including a sink.

# SUMMARY

- High Visibility
- Electric shutter
- 3m Ceiling Height
- Strong Footfall
- WC Facility





# LOCATION

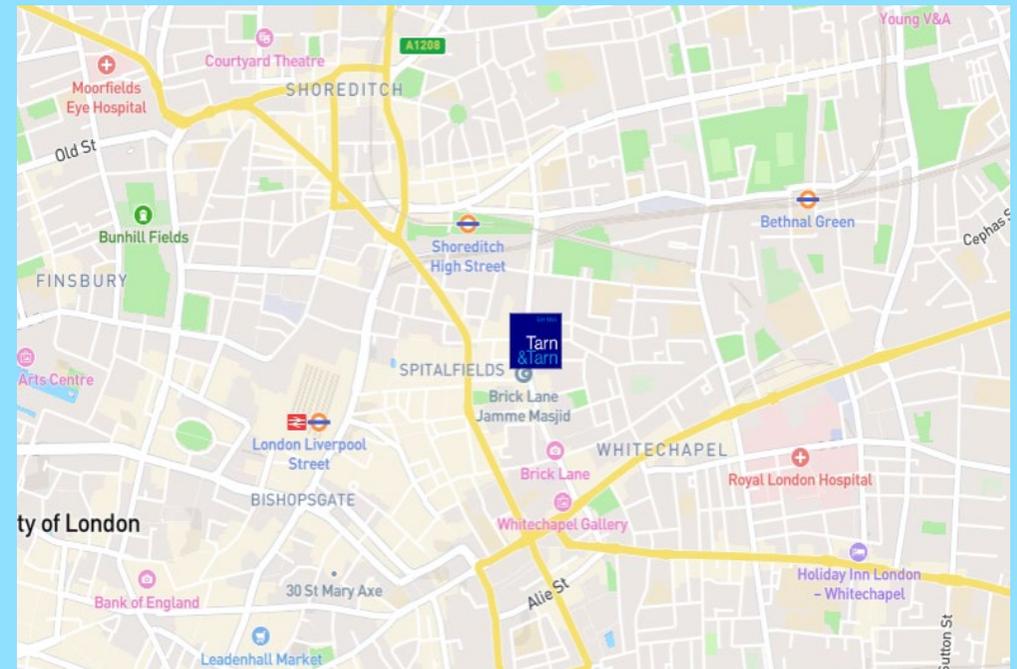
## THE AREA

The property is located on the western side of Brick Lane, near the junction of Bethnal Green Road and Brick Lane. This is a highly sought-after area, popular with both residential tenants and retail/leisure occupiers. The area also offers a mix of independent retailers, street food, and creative spaces within the Truman Brewery complex. The property benefits from strong transport links, with Liverpool Street, Aldgate East, and Shoreditch High Street stations all within walking distance, alongside multiple bus routes.



## TRANSPORT

- Shoreditch High Street (7-minute walk) – **Overground Line**
- Aldgate East (14-minute walk) – **District Line, Hammersmith & City, Circle**
- Liverpool Street (17-minute walk) – **Hammersmith & City, Circle, Elizabeth Line, Metropolitan, Central, Overground** and National Rail Services



## ACCOMMODATION

FLOOR	SQ FT	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
Ground	156	£21,000	NA	TBA	£21,000
<b>TOTAL</b>	<b>156</b>				

## TERMS

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

## BUILDING INSURANCE

TBA

## VAT

Not Applicable

## LOCAL AUTHORITY

London Borough of Tower Hamlets

## 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.

## BUSINESS RATES

The rates provided are a guide and VAT is applicable. Interested parties should make their own enquiries with the local authority.



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## VIEWINGS

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## TEAM

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