

Est. 1955

Tarn &Tarn

94 BRICK LANE
SPITALFIELDS
LONDON
E1 6RL

FULLY FITTED
RESTAURANT IN THE
VIBRANT BRICK
LANE

ASKING PREMIUM:
£160,000
1,774 FT²



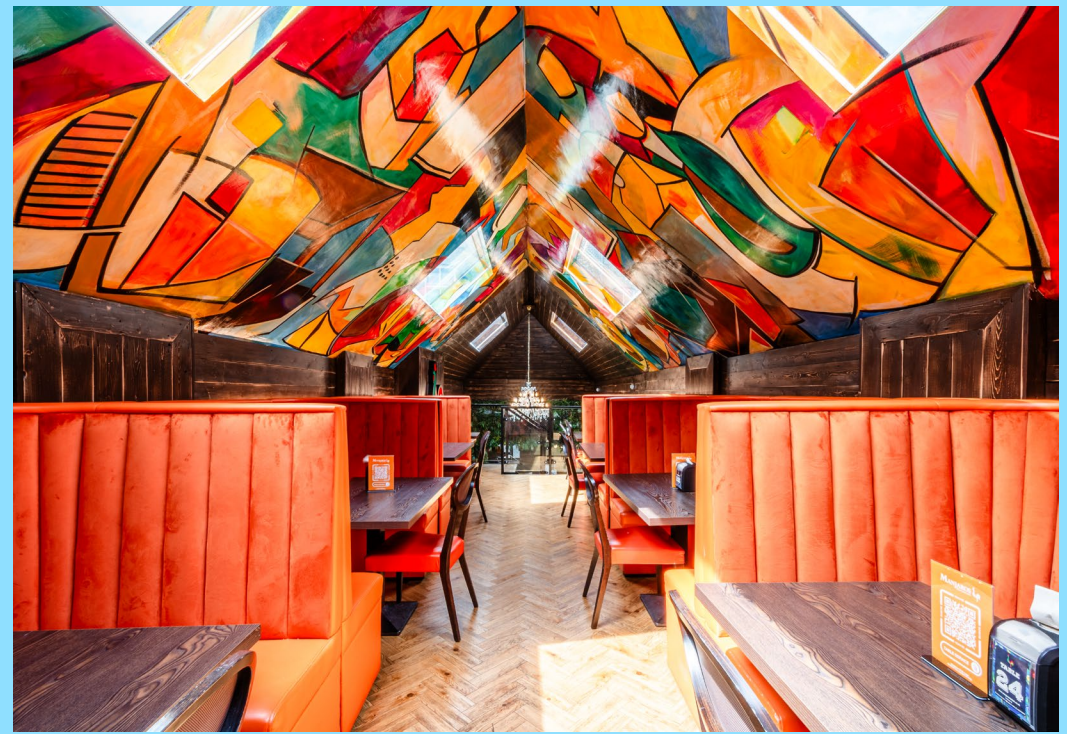
DESCRIPTION

The available accommodation comprises a self-contained ground and mezzanine floor restaurant, located within a mixed-use building in the heart of Brick Lane. The premises benefit from a fully fitted kitchen with extraction systems, two walk-in fridge/freezers, and a gas line. The current tenant's fit-out — including all kitchen appliances, electric system and plumbing — is less than a year old and was purchased brand new. Additional features include an electric security shutter, three WC facilities (two for customers and one for staff), an air conditioning system, and excellent natural light enhanced by skylight windows towards the rear of the premises. This is an outstanding opportunity for any restaurateur looking to establish or expand their business in one of East London's most vibrant and high-footfall locations.

SUMMARY

- Prime City Fringe Location
- Excellent Footfall
- Security Shutter
- Alcohol License
- Great Transport Links
- Fully Fitted with Extraction System & 2x Walk in Fridges/Freezers
- Great Natural Light
- Gas
- 3-Phase Electric System
- Accommodates c.80 seats







LOCATION

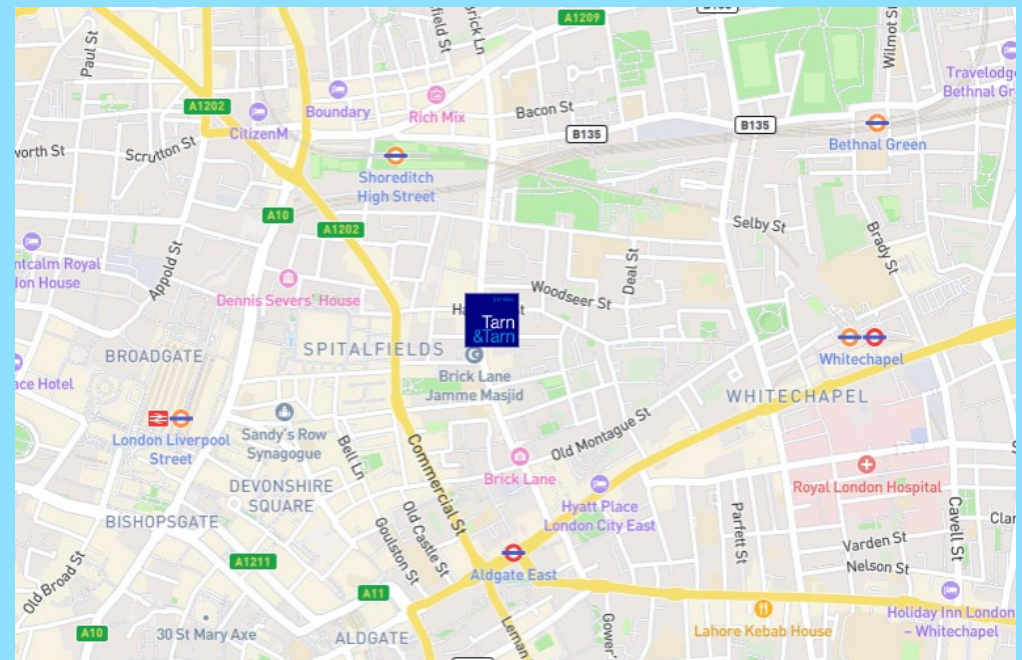
THE AREA

The property is located on the eastern side of Brick Lane, near the junction with Princelet Street and next to the Truman Brewery. This is a highly sought-after area, popular with both residential tenants and retail/leisure occupiers. Nearby operators include Bangla Town Supermarket, Chez Elles, Nude Espresso, and Tati Café. 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 (8-minute walk) – **Overground Line**
-  Aldgate East (10-minute walk) – **National Rail Services**
-  Liverpool Street (14-minute walk) – **Hammersmith & City, Circle, Elizabeth Line, Metropolitan, Central, Overground** and **National Rail Services**



ACCOMMODATION

FLOOR	SQ FT	RENT (£ PA)	BUILDING INSURANCE(£ PA)	BUSINESS RATES PAYABLE (£PA)	TOTAL YEAR
Ground	1,213				
Mezzanine	561				
TOTAL	1,774	£50,000	£2,300	£11,526	£63,826

PREMIUM

Offers in the region of £160,000

TERMS

An assignment of an existing lease which is inside the security and provisions of the Landlord and Tenant Act 1954 expires on 30th November 2039. (14 Years remaining)

Rent Reviews: 1st April 2027 and later every 4th anniversary of the lease

Rent Payments: Every 1st date of each month

VAT

Applicable

EPC

Rating: B

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.

FIXTURES AND FITTINGS

List of fixtures and fittings can be provided upon request.

TURNOVER

Estimated Turnover: £16,000 -£20,000 per week

LOCAL AUTHORITY

London Borough of Tower Hamlets



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Tarn
&Tarn

VIEWINGS

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