

Est. 1955

Tarn &Tarn



**26 HANBURY STREET
SPITALFIELDS
LONDON
E16QR**

**PRIME SPITALFIELDS
RETAIL UNIT
1,050 SQFT**

DESCRIPTION

This self-contained ground floor basement retail unit forms part of a Grade II Listed commercial building and benefits from excellent visible frontage onto Hanbury Street. The unit is comprehensively specified throughout, featuring a fully fitted basement kitchen with commercial extraction served by dumbwaiter lifts, three-phase power, mains gas, air conditioning, an internal rolling shutter, WC facilities, and an alarm system — making it particularly well suited to food and beverage operators seeking a ready-to-trade space in one of East London's most established and sought-after commercial locations.

SUMMARY

- Fully Fitted Basement Kitchen with Extraction
- Double Frontage
- Grade II Listed
- Gas & 3-Phase Power Supply
- Internal Rolling Shutter & Alarm
- AC
- Self Contained (WC Facilities & Access)
- Dumbwaiter Lifts





LOCATION

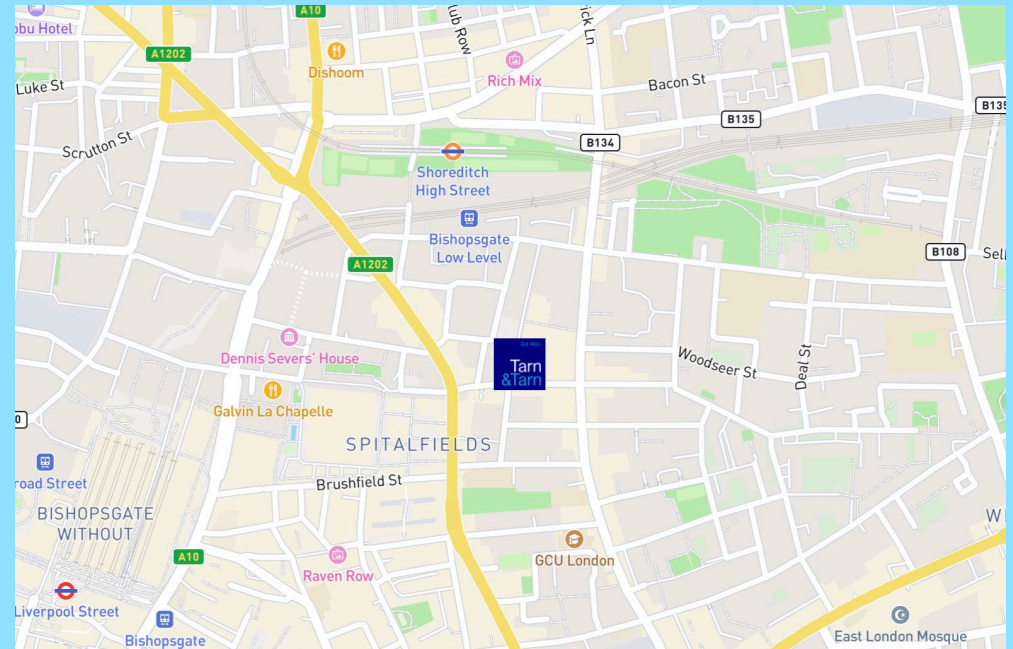
THE AREA

Situated in the heart of Spitalfields, moments from Brick Lane and Spitalfields Market, the property benefits from exceptional connectivity with Shoreditch High Street Overground approximately five minutes' walk and Liverpool Street station within easy reach, serving the Elizabeth, Central, Circle, Hammersmith & City, and Metropolitan lines. The immediate area draws strong footfall from a loyal local community alongside a significant visitor audience, with a thriving mix of independents, destination restaurants, and creative businesses cementing Hanbury Street's status as a genuine destination within the E1 submarket.



TRANSPORT

- Shoreditch High Street (3-minute walk) – **Overground Line**
- Aldgate East (8-minute walk) – **Hammersmith & City** and **District Line**
- Liverpool Street (11-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 Floor	627				
Basement	423				
TOTAL	1,050	£57,500	N/A	£14,134	£71,634

BUSINESS RATES

The rates given are a guide and interested parties should make their own enquiries with the local authority.

TERMS

A new FRI Lease to be contracted Outside the Security and Provisions of the Landlord and Tenant Act of 1954

PREMIUM

Offers in excess of £50,000

BUILDING INSURANCE

TBA

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

VAT

N/A



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VIEWINGS

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