Est. 1955
Tarn &Tarn

TO LET



4 Hanbury Street

Spitalfields, London, E1 6QR

Prime Spitalfields Retail Unit

647 sq ft
(60.11 sq m)

- Prime Spitalfields Location
- Self Contained
- Good Ceiling Height
- Close Proximity to Truman Brewery & Old Spitalfields Market
- Good Frontage
- Electric Shutter
- Alarm

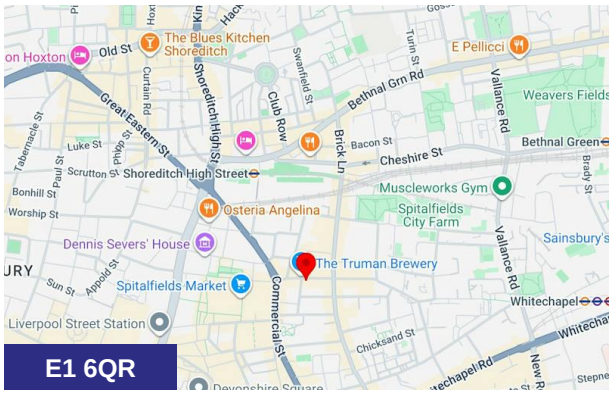
53 Commercial Street, Spitalfields,
London E1 6BD
020 7377 8989

tarn-tarn.co.uk

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Summary

Available Size	647 sq ft
Rent	£50,000 per annum
Rates Payable	£13,083.50 per annum
Rateable Value	£34,250
Service Charge	TBA
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days



Description

The available accommodation comprises a self-contained retail unit arranged over ground and basement floors, extending to approximately 647 sq ft. The property benefits from good ceiling height, attractive shop frontage, electric security shutter and alarm system. Situated in a prime Spitalfields location, the premises are within close proximity to Truman Brewery and Old Spitalfields Market, benefiting from the area's vibrant retail, food and leisure scene.

Location

The property is situated on Hanbury Street, in the heart of Spitalfields, a vibrant East London destination known for its mix of independent retailers, fashion brands, cafés and restaurants. Nearby occupiers include AllSaints, lululemon, UNIQLO, Aesop, Sephora and Dr. Martens, alongside the popular Truman Brewery, Brick Lane and Old Spitalfields Market. The area benefits from strong footfall and excellent transport links, with Shoreditch High Street (5–7 minutes), Aldgate East (8–10 minutes) and Liverpool Street (10–12 minutes) all within walking distance.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	380	35.30	Available
Basement	267	24.81	Available
Total	**647**	**60.11**	

Viewings

Strictly by appointment only

Terms

A new FRI Lease to be contracted Outside the LTA Act 1954

Building Insurance

TBC

Viewing & Further Information

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Tarn & Tarn endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.
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