

Est. 1955

# Tarn &Tarn

44-46 GOULSTON  
STREET  
SPITALFIELDS  
LONDON  
E17TP

FULLY FITTED  
RESTAURANT WITH  
EXTRACTION &  
ALCOHOL LICENSE –  
ASKING PREMIUM:  
£80,000

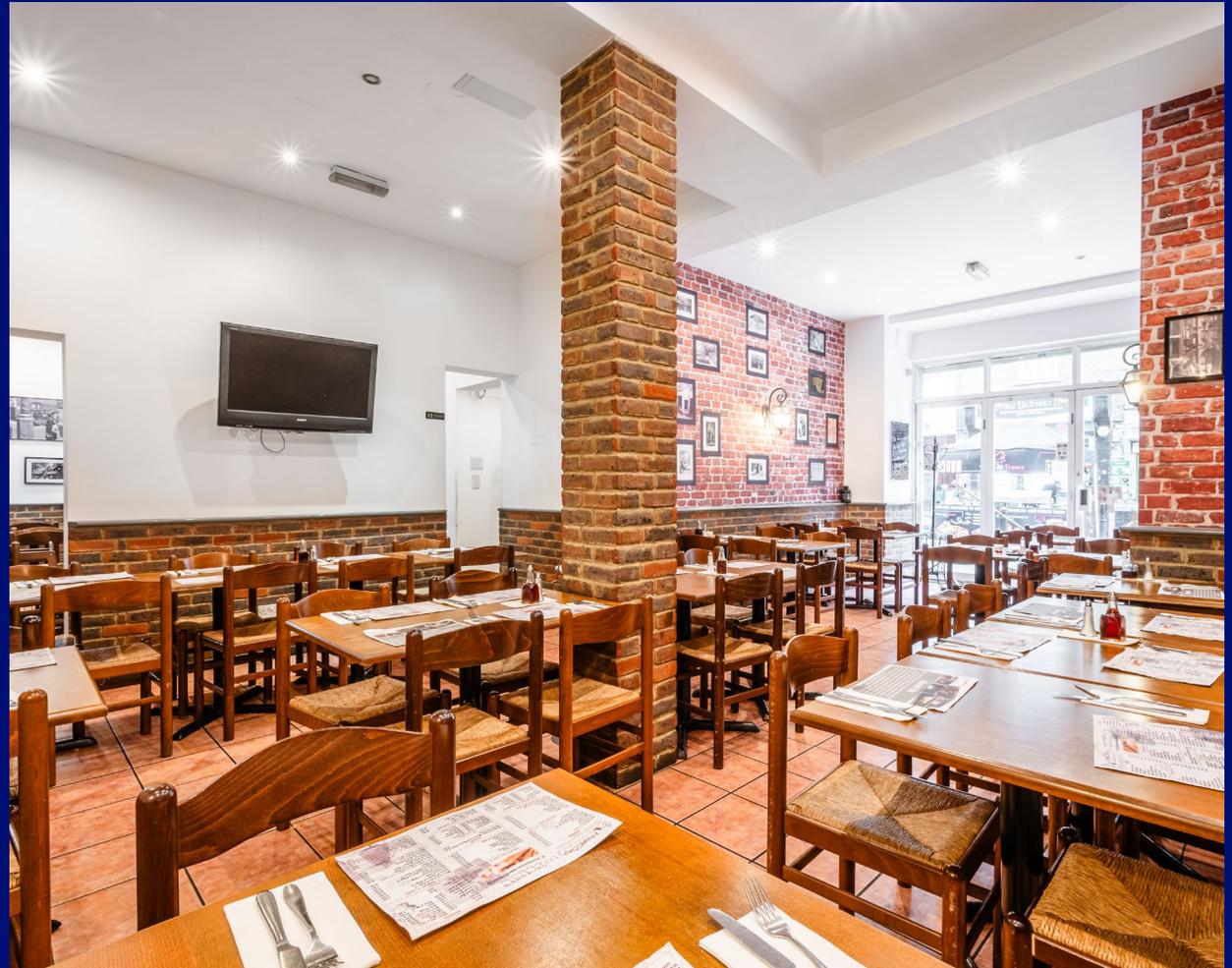


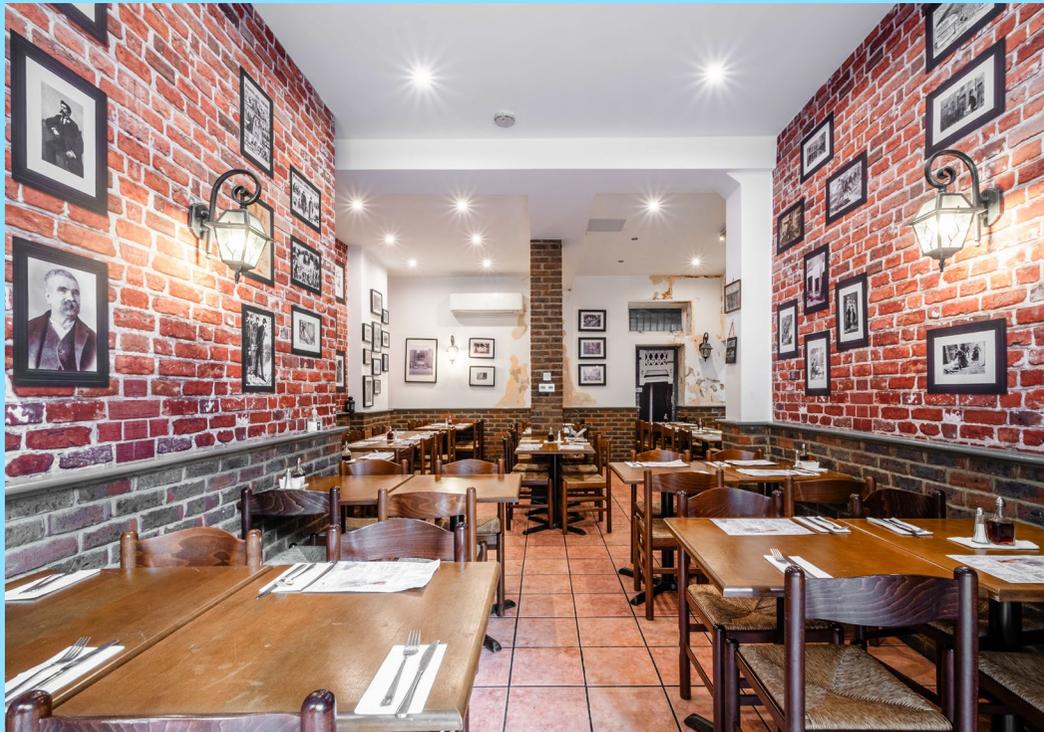
## DESCRIPTION

The available accommodation comprises a self-contained ground floor and basement restaurant set within a mixed-use development in the heart of Aldgate. The unit benefits from excellent natural light and is presented in good condition throughout, ready for immediate occupation. The space comes fully fitted with a commercial kitchen, extraction system and catering equipment in place. There's a gas supply, three-phase power, WC facilities and security shutters to the front. The property also holds an alcohol license, making it a great opportunity for any operator looking for a ready-to-trade restaurant in a busy central location.

## AMENITIES

- Good natural light
- Security shutters
- Alcohol license
- Full fit kitchens with extraction systems
- WC Facilities
- 3 phase system
- Gas
- High footfall position
- Walking distance to Liverpool Street Station





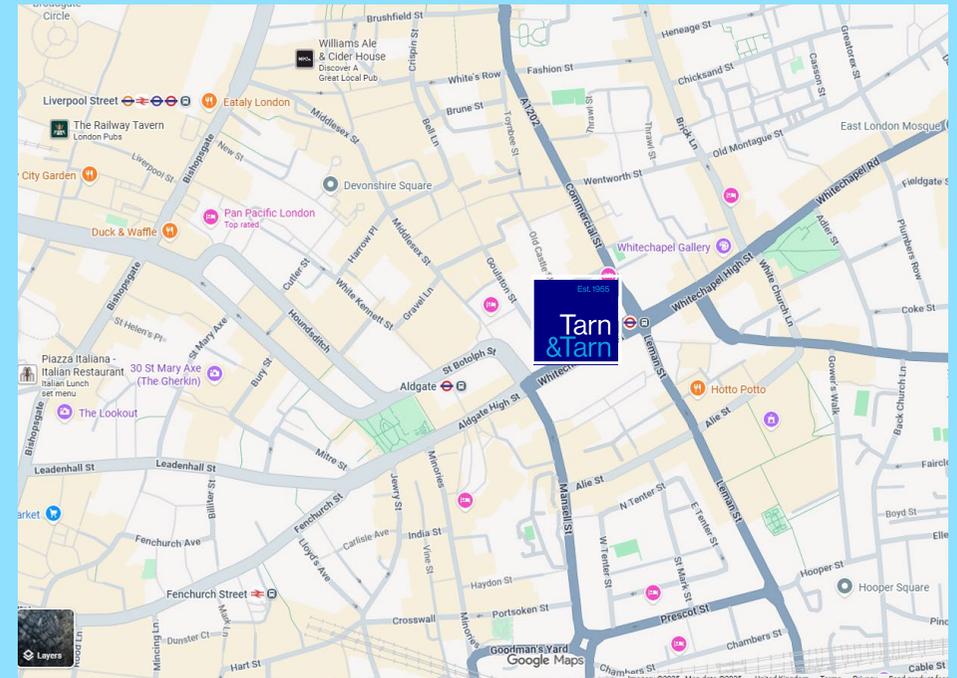
# LOCATION

## THE AREA

The property is prominently located on Goulston Street, just off Aldgate High Street and moments from Aldgate East Underground Station. It's positioned within a busy mixed-use area surrounded by offices, restaurants, and residential developments, benefiting from strong footfall throughout the day. The location also provides easy access to the City, Spitalfields, and Brick Lane.

## TRANSPORT

-  Aldgate (2-minute walk) - **District Line** + **Hammersmith and City Line**
-  Aldgate East (2-minute walk) - **District Line** + **Hammersmith and City Line**
-  Liverpool Street (10-minute walk) - **District Line** + **Hammersmith and City Line** + **Central Line** and **Elizabeth line**



# ACCOMMODATION

FLOOR	SQ FT	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
Ground	1,097				
Lower Ground	797				
<b>TOTAL</b>	<b>1,864</b>	<b>£45,000</b>	<b>TBC</b>	<b>£13,597.75</b>	<b>£58,597.75</b>

## TERMS

An assignment of an existing lease to be contracted inside the Act 1954 which expires in 2030 (5 years unexpired).

Rent Payments: Quarterly  
Rent Reviews: N/A  
Break Clause: N/A

## 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.

## PREMIUM

Offers in the region of £80,000

## LOCAL AUTHORITY

London Borough of Tower Hamlets

## VAT

Applicable



Est. 1955

Tarn  
&Tarn

## VIEWINGS

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## TEAM

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**THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.**