

Est.1955

Tarn &Tarn

**161 BRICK LANE
SPITALFIELDS
LONDON
E1 6SB**

**FULLY FITTED
RESTAURANT IN THE
VIBRANT BRICK LANE**

**ASKING PREMIUM:
£160,000**

1,015 FT²



DESCRIPTION

The available property comprises a self-contained ground, first floor and basement restaurant, located within the heart of Brick Lane. The premises benefits from a fully fitted kitchen with 5x extraction canopies, walk-in fridge/freezers, and a gas line. The current tenant's fit-out, including all kitchen appliances, electric system and plumbing will be available for the incoming tenant. Additional features include an electric security shutter, multiple WC facilities and an air conditioning system. 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
- Late License from 2am-5am
- Great Transport Links
- Fully Fitted with Extraction System & Walk in Fridges/Freezers
- Great Natural Light
- Gas
- 3-Phase Electric System





LOCATION

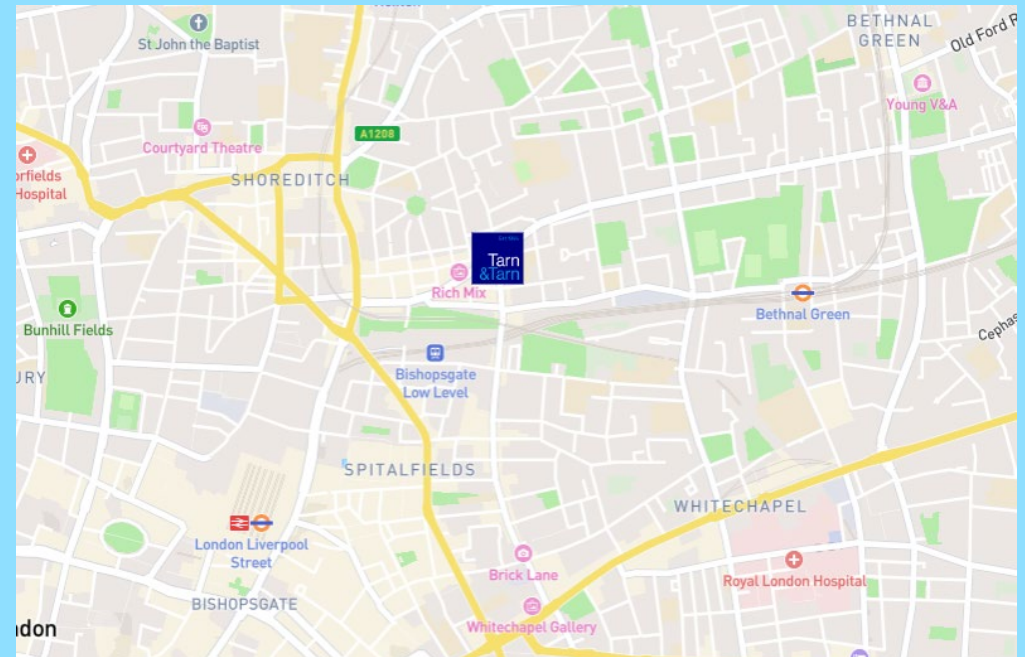
THE AREA

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) – **National Rail Services**
-  Liverpool Street (17-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	614				
Basement	264				
1 st floor	137				
TOTAL	1,015	£35,000	£TBC	£15,843	£63,826

TERMS

An assignment of an existing lease which is inside the security and provisions of the Landlord and Tenant Act 1954 expires on 3rd April 2040

Rent Reviews: every 5th anniversary of the lease

Rent Payments: Quarterly

PREMIUM

Offers in the region of £160,000

EPC

Rating: D

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.

VAT

TBC

LOCAL AUTHORITY

London Borough of Tower Hamlets



Est. 1955

Tarn
&Tarn

VIEWINGS

TARN & TARN
53 COMMERCIAL STREET
LONDON E1 6BD

T 020 7377 8989
E INFO@TARN-TARN.CO.UK

TEAM

ARTHUR NOWICKI
T 07792 711461
E ARTHUR@TARN-TARN.CO.UK

LUKE MARIONI
T 077346 01111
E LUKE@TARN-TARN.CO.UK

GASPER KOSCIK
T 07554 640000
E GASPER@TARN-TARN.CO.UK



THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.