

Tarn &Tarn

**SELF CONTAINED E-
CLASS UNIT FOR
RENT & FOR SALE
439 SQFT**



DESCRIPTION

A well-presented ground floor retail unit on Princelet Street, set within an attractive mid-century brick building in the heart of Spitalfields. The property features a full-height glazed shopfront offering good natural light and strong street presence, positioned in one of East London's most popular and characterful neighbourhoods, surrounded by independent businesses, markets and amenities. Excellent transport links nearby, making this a great opportunity for a range of retail or commercial uses.

SUMMARY

- Good Ceiling Height
- Self Contained
- Security Shutter
- WC Facility
- Suitable for Retail, Creative and Professional Use
- Walking Distance to Brick Lane





LOCATION

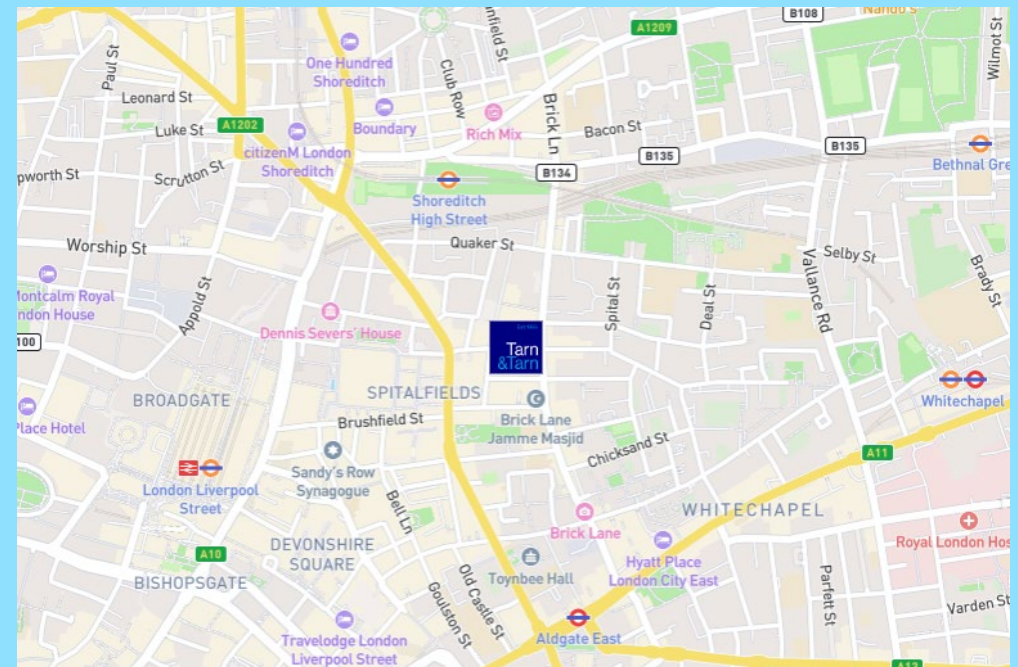
THE AREA

The property is situated on the Northern side of Princelet Street, near its intersection with Wilkes Street and the bustling Brick Lane. It is in close proximity to the thriving Spitalfields Market, with its fashionable shops and dining establishments. The property is also within a brief walking distance from Shoreditch High Street Station, offering convenient access to the Overground line, as well as Liverpool Street Station, a major transportation hub offering connections on the Elizabeth Line, Overground, Stansted Express rail lines, and the Metropolitan, Circle, and Hammersmith & City Underground lines.



TRANSPORT

-  Liverpool Street (5-minute walk) – Metropolitan, Hammersmith & City, Central, Circle, Elizabeth Line, Overground Line and National Rail Services
-  Shoreditch High Street (8-minute walk) – Overground Line
-  Old Street (15-minute walk) – Northern Line & National Rail Services



ACCOMMODATION

UNITS/FLOOR	SQ FT	RENT (£ PA)	SALE	SERVICE CHARGE	BUSINESS RATES
Unit 4D – Ground Floor	430				
TOTAL	430	£29,500	£225,000	Approx £1,584.03	EXEMPT

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 of the security and provisions of the Landlord and Tenant Act 1954.

Long Leasehold
125 year lease from 25th March 2004 (103 years unexpired)
Ground Rent: Peppercorn

BUILDING INSURANCE

Included in the service charge

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 Hackney

VAT

Applicable



Est. 1955

Tarn
&Tarn

VIEWINGS

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THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.