

# 16-18 Brushfield Street, Spitalfields, London, E1 6AN

## TO LET

Healthcare / Retail

1,588 sq ft / 147.5 sq m

£65,000 per annum



**Incredibly prominent self contained upper floor premises facing Spitalfields Market - currently fitted as a barbers and hair & beauty salon**



- Self contained entrance from Brushfield Street
- Fitted as a barbers on the 1st floor
- Fitted as a beauty salon on the 2nd and 3rd floors
- Amazing levels of natural light
- Comfort cooling (in part)
- Views across Spitalfields Market
- Close to Liverpool Street Station
- Current tenant's fixtures & fittings available by negotiation



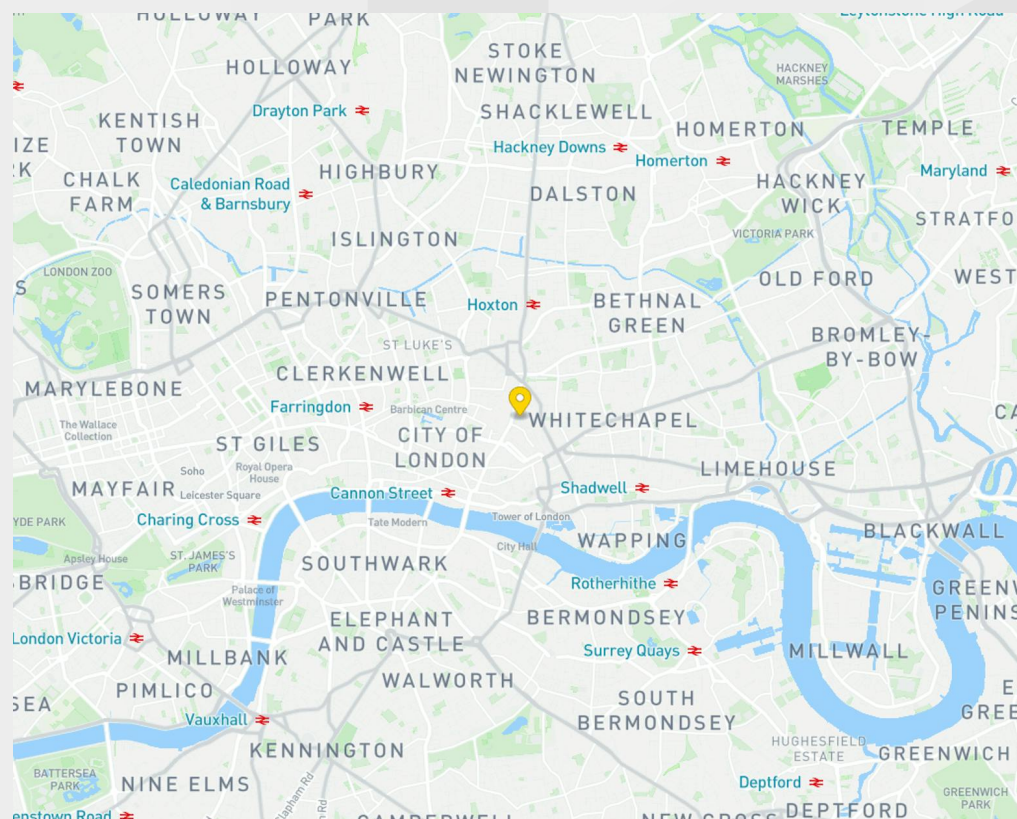


## Description

The premises comprise the upper floors of this attractive Victorian building occupying a prominent corner position on Brushfield Street with self contained street entrance. The 1st floor is currently fitted as a barbers with 7 cutting stations & 2 washing stations. The 2nd & 3rd floors are currently operated as a beauty salon with a number of individual treatment rooms. The premises would ideally suit a range of hair, beauty or medical occupiers.

## Location

On the main pedestrian thoroughfare from Bishopsgate through to Spitalfields Market, the location has incredible footfall and supports a variety of retail, beauty and F&B operators including BeAtOne (on the ground floor), Pizza Express, M&S Food, Cos, Whistles and Anthropologie. Spitalfields Market opposite supports an even wider range of operators with a daily street market and food hall Liverpool Street Station (Elizabeth, Central, Circle, Hammersmith & City, Metropolitan lines and National Rail services) is within a few minute's walk.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates Payable (sq ft)	Service charge	Availability
1st	523	48.59	-	£14.48	£7.60 /sq ft	Available
2nd	525	48.77	-	£14.48	£7.60 /sq ft	Available
3rd	540	50.17	-	£14.48	£7.60 /sq ft	Available
Unit - Total	1,588	147.53	£65,000 /annum	£14.48	£7.60 /sq ft	Available

Tenure

New Lease

EPC

D

VAT

Applicable

Configuration

Fitted

Contacts

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Further Information

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