Est. 1955

Tarn
&Tarn

192A BRICK LANE
SHOREDITCH
LONDON
E1 6SA

PRIME BRICK LANE RESTAURANT LEASE FOR SALE

PREMIUM: PRICE UPON APPLICATION
1,474 SQFT



Est. 1955
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DESCRIPTION

Situated on the ever-popular Brick Lane, this fully fitted restaurant premises presents an excellent opportunity to secure a hospitality unit in one of East London's busiest leisure destinations. The property benefits from strong frontage, stylish customer seating areas, attractive decorative finishes and a fully equipped commercial kitchen with extraction in place. Additional back-of-house accommodation includes prep areas, storage and staff facilities. Surrounded by a vibrant mix of restaurants, cafés, bars and independent retailers, the unit enjoys exceptional footfall throughout the day and evening. Suitable for a variety of hospitality occupiers, the property is ideal for operators seeking a prominent presence within the heart of Shoreditch and Brick Lane.

SUMMARY

- Fully Fitted Kitchen & Bar
- Dumbwaiter lift installed
- Wooden Flooring
- Window Skylight
- Prime Brick Lane Location
- Walking Distance to Shoreditch High Street & Liverpool Street Station











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LOCATION

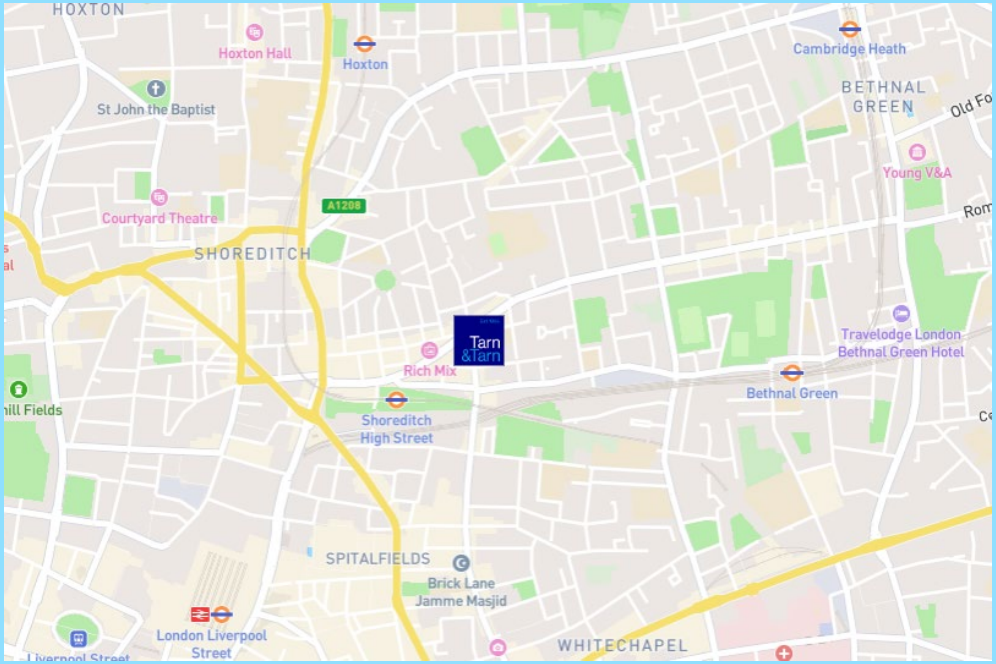
THE AREA

Located on the eastern side of Brick Lane, close to its junction with Bacon Street and next to the Truman Brewery. The property is in a highly sought after location for both residential tenants and retail & leisure occupiers. Nearby operators include The Beigel shop, Pret a Manger and Dark Sugars. The property is well served by London Transport bus links and within easy walking distance of Liverpool Street, Aldgate East and Shoreditch High Street Stations.



TRANSPORT

- Shoreditch High Street (6-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



192A BRICK LANE,
LONDON, E1 6SA

ACCOMMODATION

FLOOR	SQ FT	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
Ground Floor	770				
Basement	704				
TOTAL	**1,474**	**£52,500**	**TBC**	**£19,291**	**£71,791**

BUSINESS RATES

The rates given are a guide and interested parties should make their own enquiries with the local authority.

PREMIUM

Price Upon Application

TERMS

An assignment of an existing lease to be outside the LTA Act of 1954 expires on December 2035
Break Clause: 10th year of the lease with 6 month's written notice

BUILDING INSURANCE

TBA

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 Tower Hamlets

VAT

N/A



VIEWINGS

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