

Tarn &Tarn

**FULLY FITTED
RESTAURANT
AVAILABLE TO
SUBLET
1,140 FT²**



DESCRIPTION

The available accommodation comprises a self-contained ground floor and basement leisure unit within a mixed-use building. The unit has recently been refurbished to a high “white box” standard, providing a blank canvas for tenants to create a bespoke fit-out. Key features include an extraction system, self-contained access, dedicated amenities and WCs, existing equipment, attractive frontage, and good ceiling height. These attributes make the property an excellent opportunity for a restaurant or café operator seeking to establish themselves in East London.

SUMMARY

- Extraction System
- Gas
- Good Ceiling Height
- Floor-to-Ceiling Frontage
- Self Contained Amenities (WC)
- Recently Refurbished to White Box Condition





LOCATION

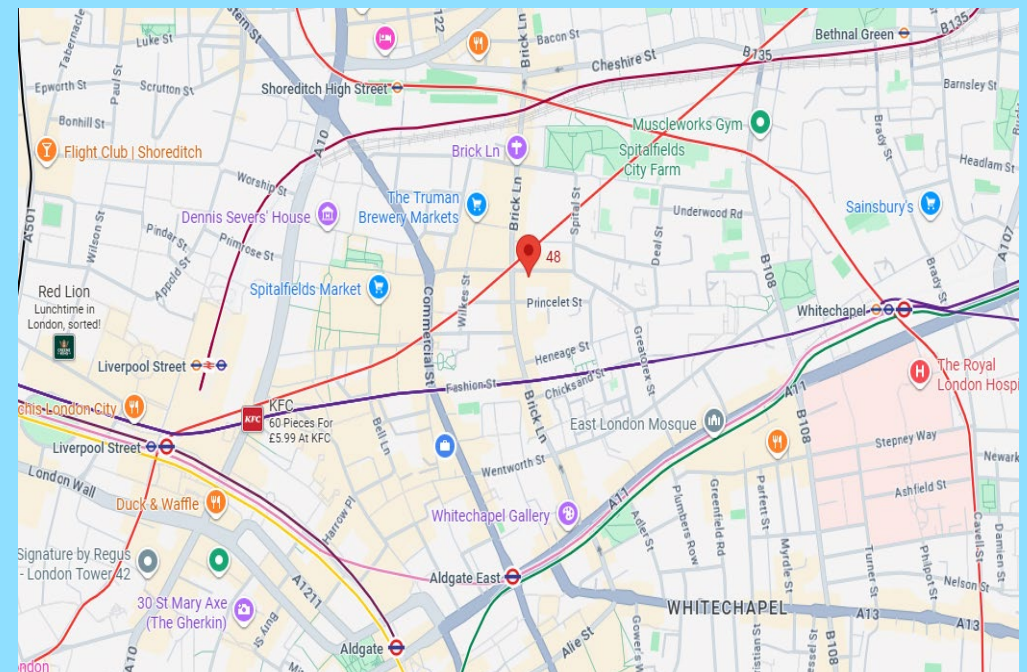
THE AREA

Warehaus development is located on the East side of Mentmore Terrace in a prominent position close to Mare Street. This location benefits from excellent transport links with London Fields mainline station within two hundred meters, providing regular trains to Liverpool Street with a journey time of 10 minutes. Hackney Central Overground Station is also within walking distance which provides easy access to London Underground Stations.



TRANSPORT

- Shoreditch High Street (5-minute walk) – **Overground Line**
- Aldgate East (10-minute walk) – **Hammersmith & City** and **District Line**
- Liverpool Street (13-minute walk) – **Hammersmith & City**, **Circle**, **Elizabeth Line**, **Metropolitan**, **Central**, **Overground** and **National Rail Services**



ACCOMMODATION

FLOOR	SQ FT	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
GROUND FLOOR	578				
BASEMENT	562				
TOTAL	1,140	£42,000	N/A	Approx. £16,916.10	£58,916.10

TERMS

A New Sublease to be contracted outside of the security and provisions of the Landlord and Tenant Act 1954.

BUILDING INSURANCE

T.B.A

PREMIUM

Offers in the region of £40,000

VAT

Applicable

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.

LEGAL COSTS

Ingoing party is liable to pay both the sublessor's legal costs as well as their own legal costs.

LOCAL AUTHORITY

London Borough of Tower Hamlets



Est. 1955

Tarn
&Tarn

VIEWINGS

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THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.