Est. 1955

Tarn &Tarn

185 COMMERCIAL ROAD + 7
TURNER STREET
WHITECHAPEL
LONDON
E1

FREEHOLD DEVELOPMENT
OPPORTUNITY

VACANT POSSESSION
POTENTIAL RESIDENTIAL
CONVERSION /
REDEVELOPMENT STPP
OIRO £2,100,000

5,126 SQFT (G.I.A)



THE OPPORTUNITY

The available accommodation comprises a four-storey freehold commercial building extending from basement level through to the second floor, prominently positioned on Commercial Road, Whitechapel, with access from both Commercial Road and 7 Turner Street. The property is offered with vacant possession and presents an excellent opportunity for developers and owner-occupiers, with potential for conversion or redevelopment, subject to obtaining the necessary planning permission and consents. The building benefits from excellent ceiling heights, good natural light and dual frontage/access, providing flexibility for a range of future configurations. The basement level is currently suitable for trading, further enhancing the property's existing commercial potential. This represents an attractive freehold value-add and development opportunity in an established Whitechapel location.



KEY HIGHLIGHTS

- Freehold
- Vacant possession
- Prominent Commercial Road frontage
- Dual access from Commercial Road & Turner Street
- Four-storey building
- Excellent ceiling heights
- Potential for conversion / redevelopment, subject to planning
- Walking distance to Aldgate East, Whitechapel & Shadwell




G7 CLOTHING





LOCATION

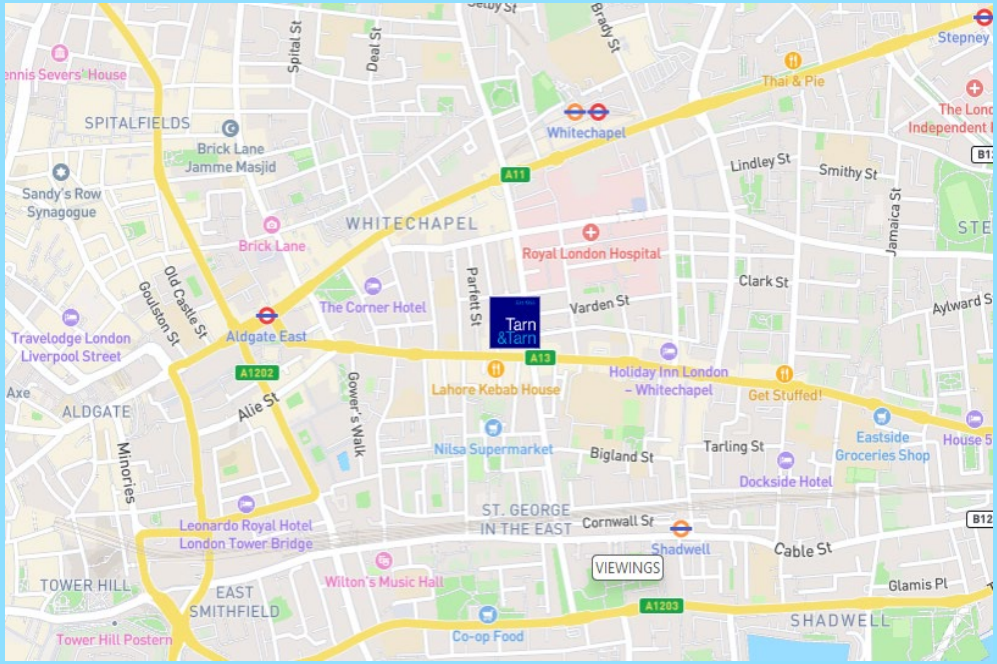
THE AREA

Located on Commercial Road in Whitechapel, this property sits at the heart of one of East London's most dynamic and rapidly evolving corridors. Well-connected by road and public transport, with Whitechapel station (Elizabeth, District and Hammersmith & City lines) a short walk away, the location benefits from excellent accessibility across the capital. The surrounding area has seen significant investment and regeneration in recent years, drawing a diverse mix of independent retailers, food & beverage operators, and creative occupiers, while retaining the authentic character that defines this part of E1.



TRANSPORT

- Aldgate East (7-minute walk) – Hammersmith & City & District Line
- Whitechapel (11-minute walk) – Overground Line, Hammersmith & City, District Line, Elizabeth Line
- Shadwell (11-minute walk) – Overground Line & DLR Line



ACCOMMODATION & SUMMARY

FLOOR	SQ FT(GIA)
Ground Floor	1,359
Basement	1,463
1st Floor	1,211
2nd Floor	1,293
TOTAL	5,126

PRICE	Offers in the region of £2,100,000; subject to contract for the freehold interest. A purchase at this level reflects a capital value of £409.67 per sq ft on the existing Gross Internal Area.
LEGAL FEES	Each party to bear their own costs
EPC RATING	Rating: C

LOCAL AUTHORITY

London Borough of Tower Hamlets

VAT

N/A

TENURE

Freehold

BUSINESS RATES

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

ANTI - MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Purchaser will be required to comply with our Anti Money Laundering policy.

PLANNING

A previous planning application was submitted in relation to the property. Interested parties are advised to make their own enquiries with the London Borough of Tower Hamlets regarding the planning history and any future development proposals.

PLANNING REFERENCE: PA/21/01159/R

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



THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.