Est. 1955
Tarn &Tarn

# LEASE ASSIGNMENT




## 59 Wentworth Street

Spitalfields, London, E1 7TD

## Prominent Ground Floor F&B Unit with Fully Fitted Kitchen

## Premium: £50,000

**775 sq ft**

(72 sq m)

- Corner Position
- Good Ceiling Height
- Good Natural Light
- Security Shutters
- Fully Fitted Kitchen with RECO installed and electric only appliances
- Walking Distance to Liverpool Street and Aldgate East Stations

53 Commercial Street, Spitalfields,
London E1 6BD
020 7377 8989

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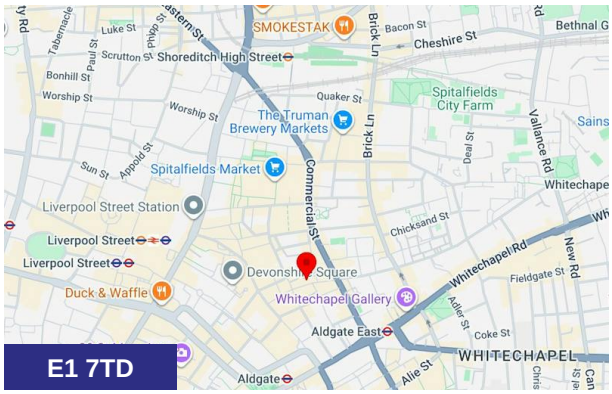
## Summary

| | |
|---|---|
| **Available Size** | 775 sq ft |
| **Passing Rent** | £45,000 per annum |
| **Premium** | £50,000 |
| **Rates Payable** | £16,617 per annum |
| **Rateable Value** | £43,500 |
| **VAT** | Not applicable |
| **EPC Rating** | Upon enquiry |










## Description

The available accommodation comprises a ground floor F&B unit occupying a prominent corner position, benefiting from excellent natural light, good ceiling heights and strong frontage visibility. The premises offer a fully fitted kitchen with RECO installed and electric-only appliances, making it well suited to a variety of food and beverage operators. Further benefits include security shutters, a practical internal layout and good natural light throughout. The property is conveniently positioned within walking distance of Liverpool Street and Aldgate East stations, providing excellent transport connections.

## Location

Located on the north side of Wentworth Street, 59 Wentworth Street occupies a prominent position in the heart of the East End, within the famous Petticoat Lane Market. The property benefits from its proximity to Goulston Street Market and Spitalfields Market, with a variety of popular local businesses nearby, including Uniti Diner, BiangBiang, Hot Box, The Culpeper and Som Saa. The area is well served by numerous bus routes, with Aldgate East and Liverpool Street stations both within a short walking distance, providing excellent transport connections across London.

## Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m |
|---|---|---|
| Ground | 775 | 72 |

## Viewings

Strictly by appointment only.
Viewings can be done before 10am.

## Terms

An assignment of an exiting lease which is Outside the LTA Act 1954 expires on July 2034.
Rent Payment: Quarterly
Break Clause: N/A
Rent Review: On 5th Year of the lease (July 2029)

## Building Insurance

Approx Cost : £1292.47 per annum

## Legal Costs

Ingoing tenant is liable to pay for landlord's legal costs

## Viewing & Further Information

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