

Est. 1955

Tarn
&Tarn

38 COMMERCIAL
STREET,
SPITALFIELDS,
LONDON,
E1 6LP

REFURBISHED
GROUND & LOWER
GROUND FLOOR UNIT
IN PRIME
SPITALFIELDS
2,312 FT²



DESCRIPTION

The available accommodation comprises a recently refurbished ground and lower ground floor commercial unit, suitable for a variety of Class E uses, subject to the necessary consents. The property benefits from a new internal staircase, excellent natural light, air conditioning, kitchenette, security shutters, gas central heating and rear access. Located in the heart of Spitalfields, the property is well positioned for the area's extensive retail, dining and leisure amenities, with excellent transport links close by.

SUMMARY

- Prime Spitalfields Location
- Recently Refurbished
- New Internal Staircase Connecting Ground & Lower Ground Floors
- Self Contained Premises
- Great Natural Light
- Excellent Transport Links
- G.C.H





LOCATION

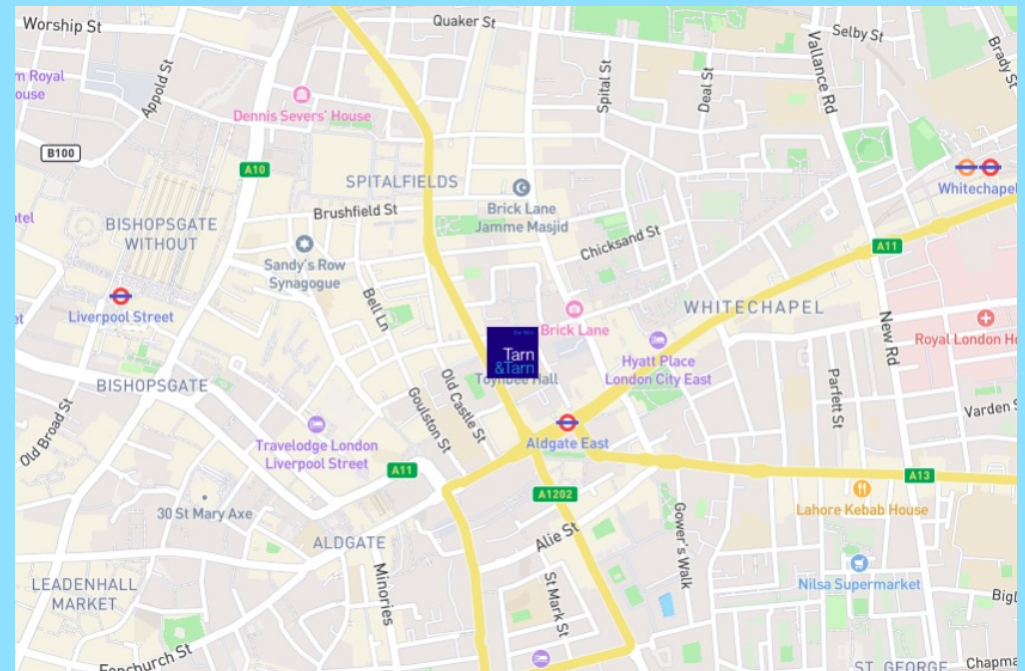
THE AREA

The property is located on the eastern side of Commercial Street, close to its junction with Wentworth Street, on the edge of the City of London's Square Mile and in the heart of Spitalfields. It is within walking distance of Brick Lane and Spitalfields Market, benefiting from the area's vibrant atmosphere and strong footfall. The property is also well connected, with Liverpool Street, Aldgate, Aldgate East and Shoreditch High Street stations all within easy walking distance, alongside numerous nearby bus routes.



TRANSPORT

-  Aldgate East (3-minute walk) – **Hammersmith & District Line**
-  Aldgate Station (8-minute walk) **Circle Line**
-  Liverpool Street (11-minute walk) – **Overground**



ACCOMMODATION

FLOOR	SQ FT	RENT (£ PA)	SERVICE CHARGE (£PA)	BUSINESS RATES (£PA)	TOTAL YEAR
Ground	1,129				
Lower Ground	1,183				
TOTAL	2,312	£90,000	N/A	£13,752	£103,752

BUSINESS RATES

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

TERMS

A new FRI Lease to be contracted Outside the LTA Act 1954

BUILDING INSURANCE

Current Cost: £2,100 per annum

USE CLASS

Use Class E

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.

LOCAL AUTHORITY

London Borough of Tower Hamlets

VAT

N/A

EPC

Rating C



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VIEWINGS

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THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.