

Est. 1955

Tarn &Tarn

46 CRISPIN STREET
SPITALFIELDS
LONDON
E1 6HQ

CHARACTER RICH
FREEHOLD PROPERTY
IN THE HEART OF
SPITALFIELDS
1,588 FT² (G.I.A)



DESCRIPTION

Situated just a stone's throw from the renowned Old Spitalfields Market, this exceptional freehold mixed-use property presents a rare opportunity to acquire a distinctive piece of London's history. Steeped in character, the building reflects the rich heritage of the Industrial Revolution era and carries the atmosphere of the Jack the Ripper period. The property comprises a self-contained commercial unit arranged over the ground floor and basement, suitable for a wide variety of commercial uses, together with two residential flats above, a studio and 1 bedroom flat. There is also the opportunity to reapply for planning permission to alter the shopfront, which could allow for the creation of two separate entrances – one dedicated to the retail unit and another providing independent access to the flats. Combining historic charm with mixed-use flexibility, this is a rare freehold acquisition not to be missed.

SUMMARY

- On The Doorstep of the Spitalfields Markets
- 4 Levels + Basement
- Mixed Use Building
- Highly Desirable Location
- Great Street Presence
- Non-Listed Building








LOCATION

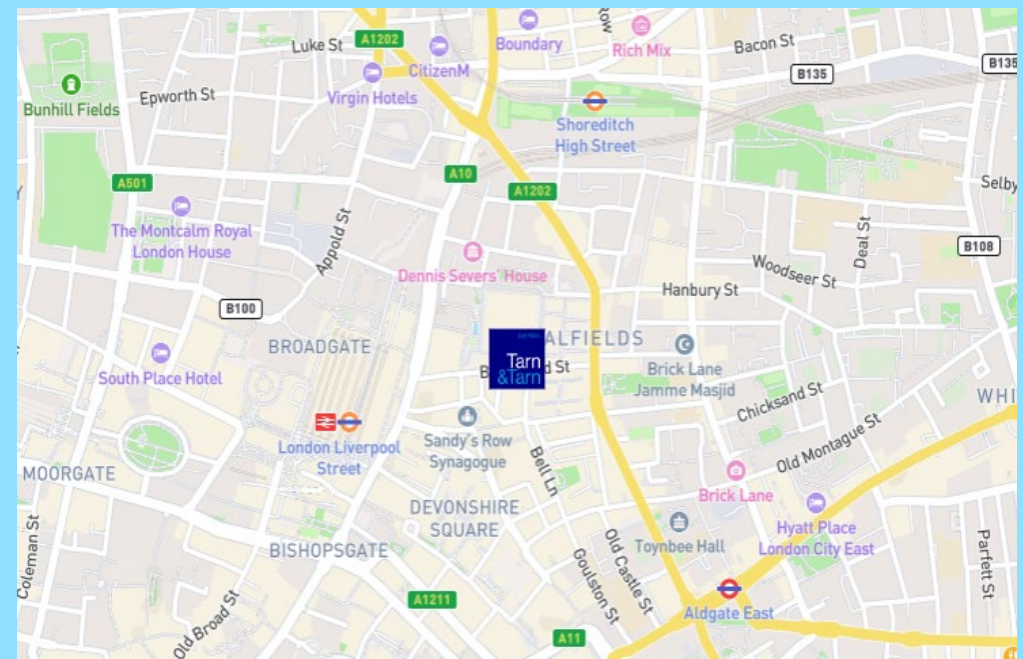
THE AREA

The building is located on the West side of Crispin Street just off Brushfield Street and close to the edge of the City's Square Mile in the heart of Spitalfields. The property stands at the doorstep of the Spitalfields Market, Shoreditch and Brick Lane, now an established office/retail location popular with the media and tech sector. The building is well served by public transport, with Liverpool Street, Aldgate East and Shoreditch High Street stations being within very short walking distance.



TRANSPORT

-  Liverpool Street (11-minute walk) – **Hammersmith & City**, **Circle**, **Elizabeth Line**, **Metropolitan**, **Central**, **Overground** and National Rail Services
-  Aldgate East (6-minute walk) – **Hammersmith & City**, **District**
-  Shoreditch High Street (9-minute walk) – **Overground Line**



ACCOMMODATION

FLOOR	FT ²	M ²
GF + Basement – Commercial	669	62.15
1 st Floor – Studio Flat	392	36.42
2 nd + 3 rd Floor 1-bedroom Maisonette	527	48.96
TOTAL	1,588	174.53

SUMMARY

Available size	1,588 sq ft
Asking Price	£1,400,000
Business Rates	TBC
Service Charge	N/A
Legal Fees	Each party to bear their own costs.
VAT	N/A

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.

YIELD

GROSS: 6.90%

LOCAL AUTHORITY

London Borough of Towers Hamlet

RENTAL INCOME & TENANCY DETAILS

2nd-3rd floor 1 bedroom maisonette - LET

- Producing Income: £30,600 pa - Lease expiry: 13/02/2027

1st floor Studio Flat - AVAILABLE

- Expected Income: £21,000 pa

Ground Floor and Basement E-Class– AVAILABLE

- Expected Income: £45,000 pa

TOTAL EXPECTED INCOME: £96,600 PER ANNUM

TERMS

Freehold



Est. 1955

Tarn
&Tarn

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

GASPER KOSCIK
T 07554 640000
E GASPER@TARN-TARN.CO.UK

CHARLIE HOPPER
T 0207 377 8989
E CHARLIE@TARN-TARN.CO.UK



THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.