

Est. 1955

Tarn &Tarn

4 ARTILLERY
PASSAGE
SPITALFIELDS
LONDON
E17LJ

PRIME SPITALFIELDS
E-CLASS UNIT
432 SQFT



DESCRIPTION

The property comprises a characterful ground floor retail unit with ancillary basement storage, offering a versatile layout suitable for a variety of retail and showroom operators. The ground floor provides an inviting trading space with good natural light, while the basement offers useful additional storage or prep space. Positioned within a well-established pedestrianised location, the unit benefits from consistent footfall and a vibrant surrounding mix of independent retailers and hospitality occupiers, making it an ideal opportunity for occupiers seeking presence in a lively East London setting.

SUMMARY

- Period Features
- Self Contained
- Good Frontage
- Walking Distance to Liverpool St. Station
- Good Ceiling Height
- WC Facilities
- Security Shutters





LOCATION

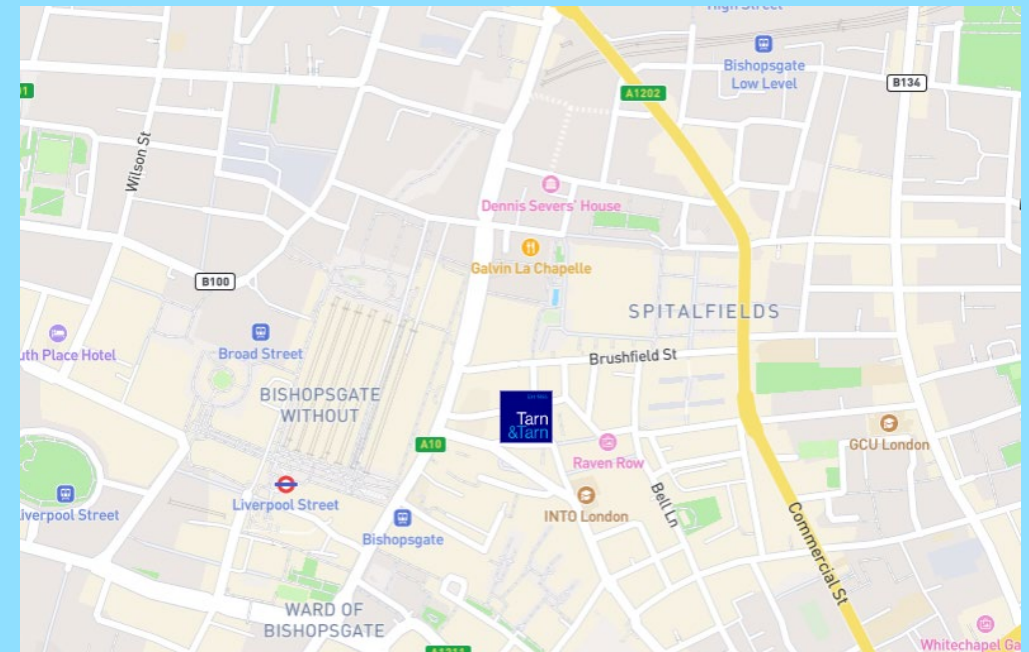
THE AREA

Situated on the south side of Artillery Passage, this attractive period property occupies a busy, pedestrianised link between Middlesex Street and Artillery Lane, moments from Spitalfields and the City. The area benefits from strong footfall and a vibrant mix of independent retailers and cafés. Liverpool Street and Aldgate East stations are both within a short walk, offering excellent transport links across London.



TRANSPORT

-  Liverpool Street (4-minute walk) – **Hammersmith & City**, **Circle**, Elizabeth Line, **Metropolitan**, **Central**, **Overground** and National Rail Services
-  Aldgate East (9-minute walk) – **Hammersmith & City** and **District Line**
-  Shoreditch High Street (10-minute walk) – **Overground Line**



ACCOMMODATION

FLOOR	SQ FT	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
GROUND FLOOR	271				
BASEMENT	161				
TOTAL	432	£39,000	£2,000 PA	£12,415 PA	£53,415

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 of the security and provisions of the Landlord and Tenant Act 1954.

BUILDING INSURANCE

Included in the service charge

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.

LOCAL AUTHORITY

London Borough of Tower Hamlets

VAT

Not Applicable



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Tarn
&Tarn

VIEWINGS

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THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.