

Est.1955

Tarn
&Tarn

73 WENTWORTH
STREET
SPITALFIELDS
LONDON
E1 7TB

FULLY FITTED
RESTAURANT

ASKING PREMIUM:
£100,000

1,205 FT²



DESCRIPTION

The available accommodation offers a ground floor retail unit with a basement kitchen, enjoying exceptional visibility and frontage onto Wentworth Street. The space is ready for any restaurateur operator to step straight into a well-designed and highly functional fit out. The kitchen comes fully equipped with a RECO extraction system, gas line, and three-phase power — providing a turnkey opportunity in one of East London's most vibrant locations.

SUMMARY

- Corner Frontage
- Security Shutter
- Great Transport Links
- Reco Extraction System
- Great Natural Light
- 3-Phase Electric System
- Gas Line
- WC Facilities





LOCATION

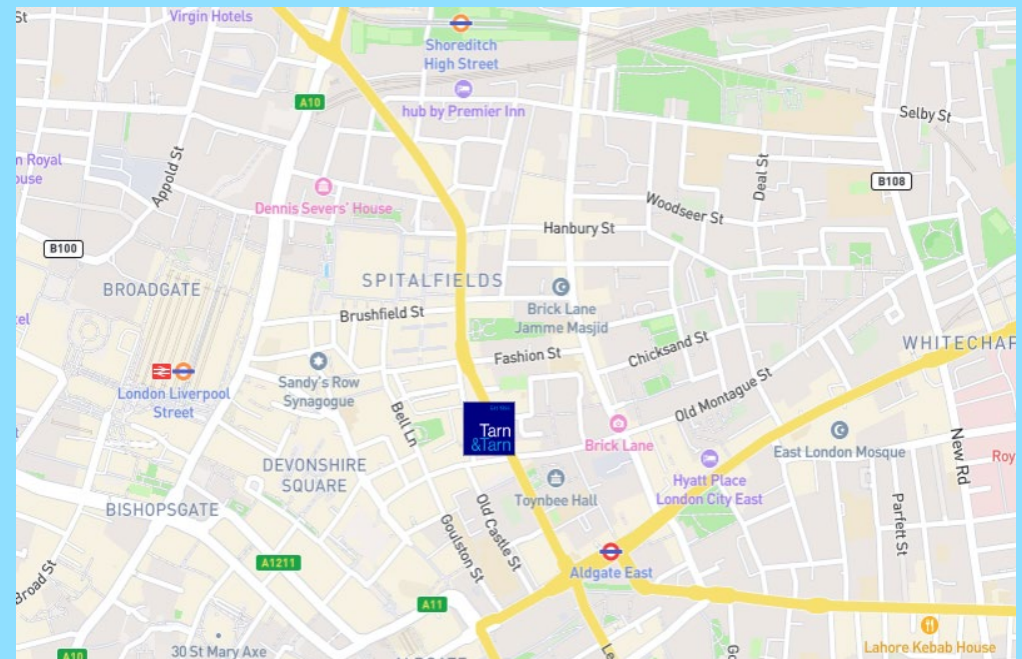
THE AREA

The premises is situated on Wentworth Street close to its junction with Commercial Street, in the heart of the East End's famous Petticoat Lane market. The property lies in close proximity to Spitalfields Market, Shoreditch and Brick Lane and offers prospective tenants a high exposure location with fantastic foot traffic. 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

- ⊖ Aldgate East (4-minute walk) – National Rail Services
- ⊖ Liverpool Street (8-minute walk) – **Hammersmith & City**, **Circle**, **Elizabeth Line**, **Metropolitan**, **Central**, **Overground** and National Rail Services
- ⊖ Shoreditch High Street (14-minute walk) – **Overground Line**



ACCOMMODATION

FLOOR	SQ FT	RENT (£ PA)	BUILDING INSURANCE (£ PA)	BUSINESS RATES PAYABLE (£ PA)	TOTAL YEAR
GF + B	1,205	£27,000	TBA	£17,465	£44,465

PREMIUM

Offers in the region of £100,000

LEGAL COSTS

Each party to bear their own legal costs

TERMS

An assignment of an existing lease expires on 1st June 2041 (16 years unexpired).

Rent Reviews: 2nd June 2026 and later every 5th anniversary of the lease

Rent Payments: Quarterly

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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VIEWINGS

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