

Tarn
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**LARGE FULLY FITTED
RESTAURANT IN THE
HEART OF
WHITECHAPEL**

3,555 FT²



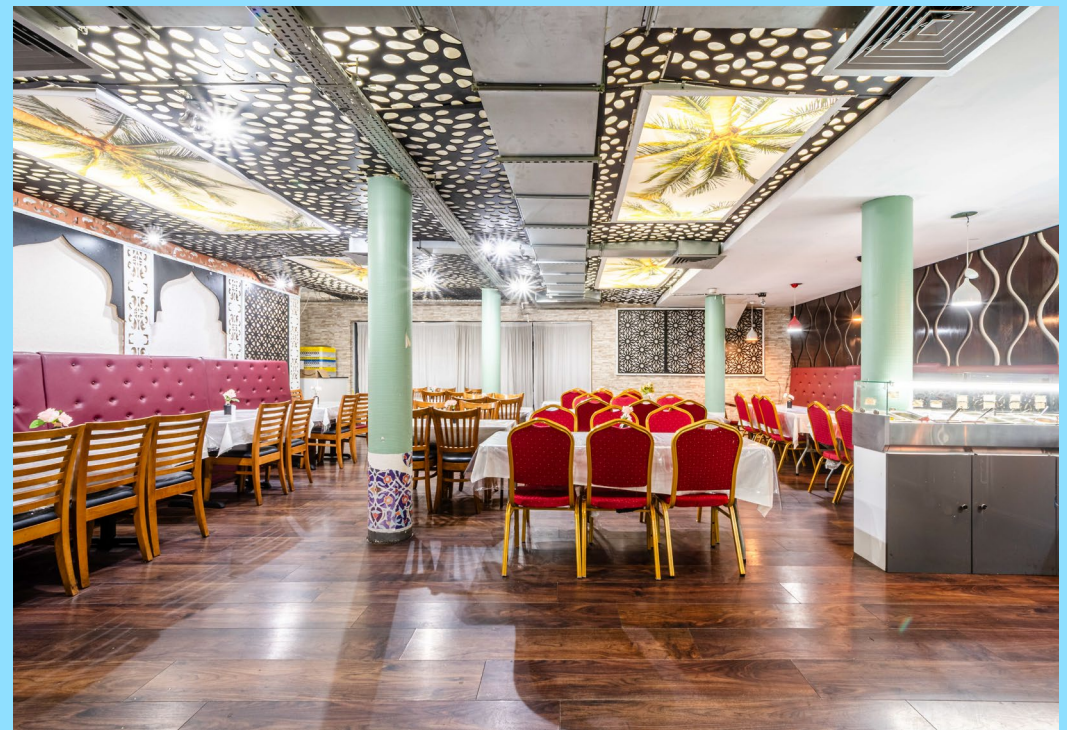
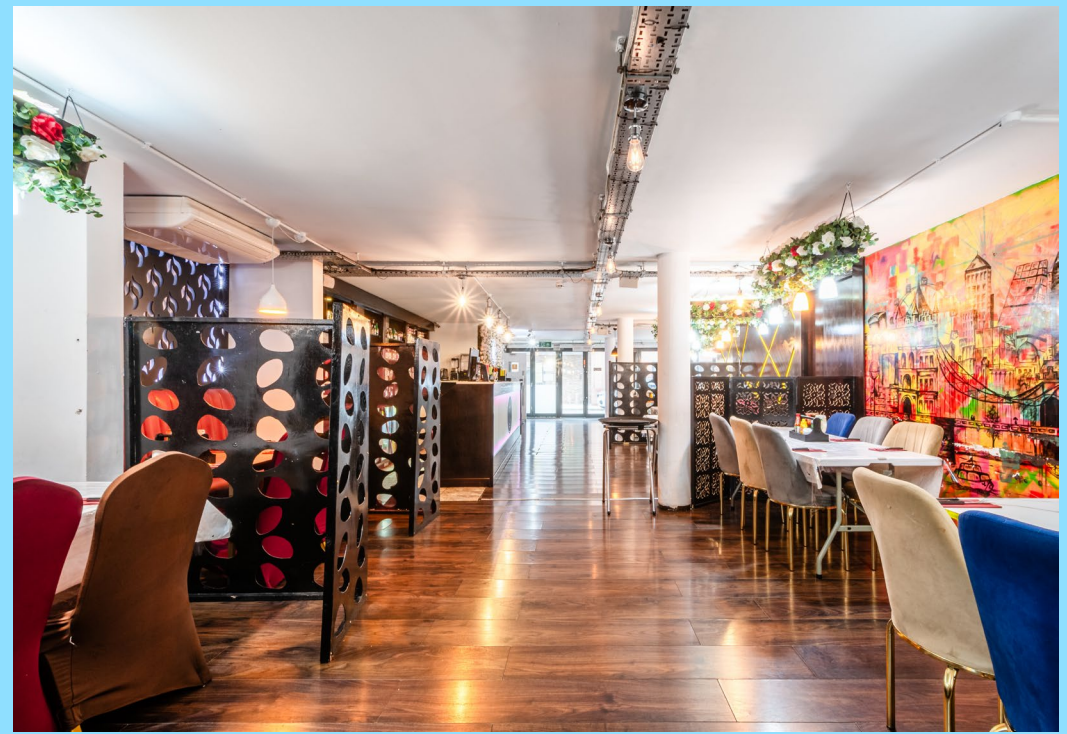
DESCRIPTION

The available accommodation comprises a self-contained premises arranged over ground and lower ground levels. The property benefits from excellent natural light throughout, including the basement, and offers good ceiling height. It features a fully fitted commercial kitchen with extraction, gas supply, and three-phase power, together with an air-conditioning system and alcohol licence in place. The unit also provides an open-plan layout with direct access to the basement and an outdoor space at the front. The premises would be suitable for a variety of restaurant, café, or leisure operators seeking a well-equipped unit in a busy East London location.

SUMMARY

- Self Contained Access to the basement
- Natural Light in Basement
- 3 Phase Power
- AC System
- E-Class
- Open Plan
- Fully fitted extraction
- Bar
- High Ceilings
- Open Plan
- Outside Space





LOCATION

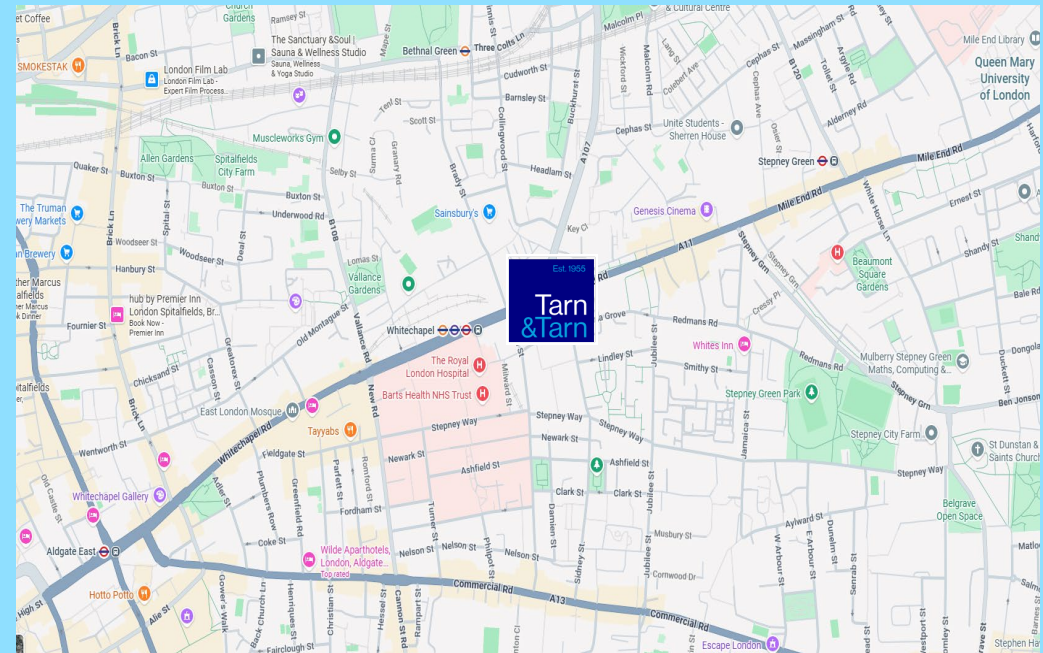
THE AREA

51 Raven Row is superbly located in the heart of Whitechapel. Just a short walk from Whitechapel Station—with access to the Elizabeth Line, Underground, and Overground—it offers excellent transport links across the city. The surrounding area is vibrant and diverse, featuring an exciting mix of cafés, restaurants, shops, and cultural landmarks such as the Whitechapel Gallery and Brick Lane. Set within a lively yet well-connected neighborhood, the property benefits from the ongoing regeneration of Whitechapel and its proximity to the City of London, making it an ideal location for both residential and commercial use.



TRANSPORT

-  Whitechapel Station (5 Mins Walk) - **Overground Line**, **Elizabeth Line**, **District Line** and **Hammersmith and City Line**
-  Aldgate East (12-minute walk) - **District Line** and **Hammersmith and City Line**
-  Stepney Green (11-minute walk) - **District Line**, **Circle Line** and **Hammersmith and City Line**



ACCOMMODATION

FLOOR	SQ FT	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
GROUND	1,700				
LOWER GROUND	1,855				
TOTAL	3,555	£95,000	N/A	£14,500	£109,000

TERMS

A New FRI Lease to be contracted outside of the security and provisions of the Landlord and Tenant Act 1954.

PREMIUM

Offers in the region of £100,000

BUILDING INSURANCE

N/A

VAT

Not Applicable

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



Est. 1955

Tarn
&Tarn

VIEWINGS

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