



26 Hanbury Street

Spitalfields, London, E1 6QR

Prime Spitalfields Retail Unit

1,050 sq ft
(97.55 sq m)

- Fully Fitted Basement Kitchen with Extraction
- Double Frontage
- Grade II Listed
- Gas & 3 Phase Power Supply
- Internal Rolling Shutter & Alarm
- AC
- Self Contained (WC Facilities and Access)
- Dumbwaiter Lifts

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Summary

Available Size	1,050 sq ft
Rent	£57,500 per annum
Rates Payable	£14,134 per annum
Rateable Value	£37,000
Service Charge	N/A
Car Parking	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C

Description

This self-contained ground floor basement retail unit forms part of a Grade II Listed commercial building and benefits from excellent visible frontage onto Hanbury Street. The unit is comprehensively specified throughout, featuring a fully fitted basement kitchen with commercial extraction served by dumbwaiter lifts, three-phase power, mains gas, air conditioning, an internal rolling shutter, WC facilities, and an alarm system — making it particularly well suited to food and beverage operators seeking a ready-to-trade space in one of East London's most established and sought-after commercial locations.

Location

Situated in the heart of Spitalfields, moments from Brick Lane and Spitalfields Market, the property benefits from exceptional connectivity with Shoreditch High Street Overground approximately five minutes' walk and Liverpool Street station within easy reach, serving the Elizabeth, Central, Circle, Hammersmith & City, and Metropolitan lines. The immediate area draws strong footfall from a loyal local community alongside a significant visitor audience, with a thriving mix of independents, destination restaurants, and creative businesses cementing Hanbury Street's status as a genuine destination within the E1 submarket.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	627	58.25
Basement	423	39.30
Total	1,050	97.55

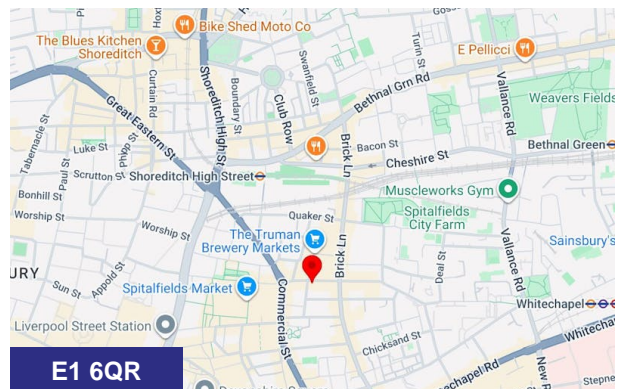
Viewings

Strictly by appointment only

Terms

A new Lease to be contracted Outside the Act 1954

Asking Premium: Offers in the excess of £50,000



Viewing & Further Information

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