

Est. 1955

Tarn &Tarn

59 WENTWORTH
STREET,
SPITALFIELDS,
LONDON,
E17TD

PROMINENT CORNER
POSITIONED E-
CLASS UNIT
775 FT²



DESCRIPTION

The available accommodation is a self-contained commercial unit on the ground floor. It boasts a prominent location in the Petticoat Lane Market, with a corner positioning, a glass shopfront, and electric shutters. This unit is ideal for a range of E-Class businesses looking for a prime location in the Spitalfields area.

SUMMARY

- Corner Positioning
- Prominent Location
- Heavy Footfall
- Large Shopfront
- Good Transport Links
- Electric Shutters
- Side Entrance








LOCATION

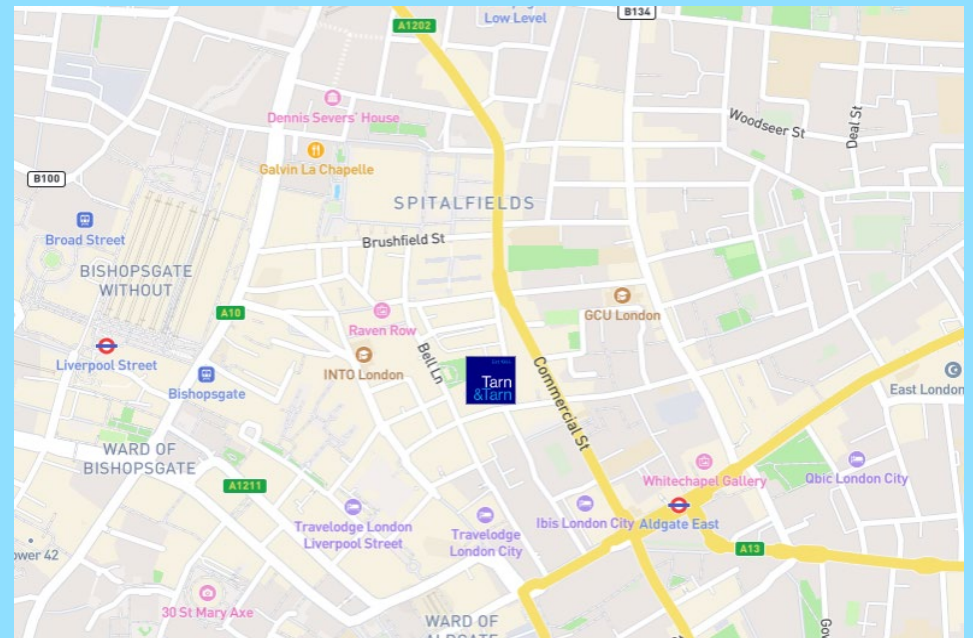
THE AREA

Located on the North side of Wentworth Street, on the junction with Toynbee Street, in the heart of the east end's famous Petticoat Lane Street market. Goulston Food Market and Spitalfields Market are also nearby. Local businesses include Uniti Diner, Biang Biang, Hot Box, Culpeper, Som Saa. The area is well served by bus routes, providing transport to the nearby vicinity, Aldgate East & Liverpool Street Stations are both within a short walking distance.



TRANSPORT

-  Aldgate East (4-minute walk) – **Hammersmith & City** and **District Line**
-  Liverpool Street (8-minute walk) – **Hammersmith & City**, **Circle**, **Elizabeth Line**, **Metropolitan**, **Central**, **Overground** and National Rail Services
-  Shoreditch High Street (12-minute walk) – **Overground Line**



ACCOMMODATION

FLOOR	FT ²	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
Ground Floor	775				
TOTAL	775	£39,000	N/A	£18,837.25	£57,837.25

BUILDING INSURANCE

Current Cost: £1,271.49 per annum

VAT

Not Applicable

EPC

Rating: C

TERMS

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

LOCAL AUTHORITY

London Borough of Tower Hamlets

LEGAL COSTS

Each party to bear their own costs



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&Tarn

VIEWINGS

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