

Est. 1955

Tarn &Tarn



**41A COMMERCIAL
STREET
SPITALFIELDS
E1 6BD**

**KIOSK IN HIGH
FOOTFALL AREA
45 FT²**

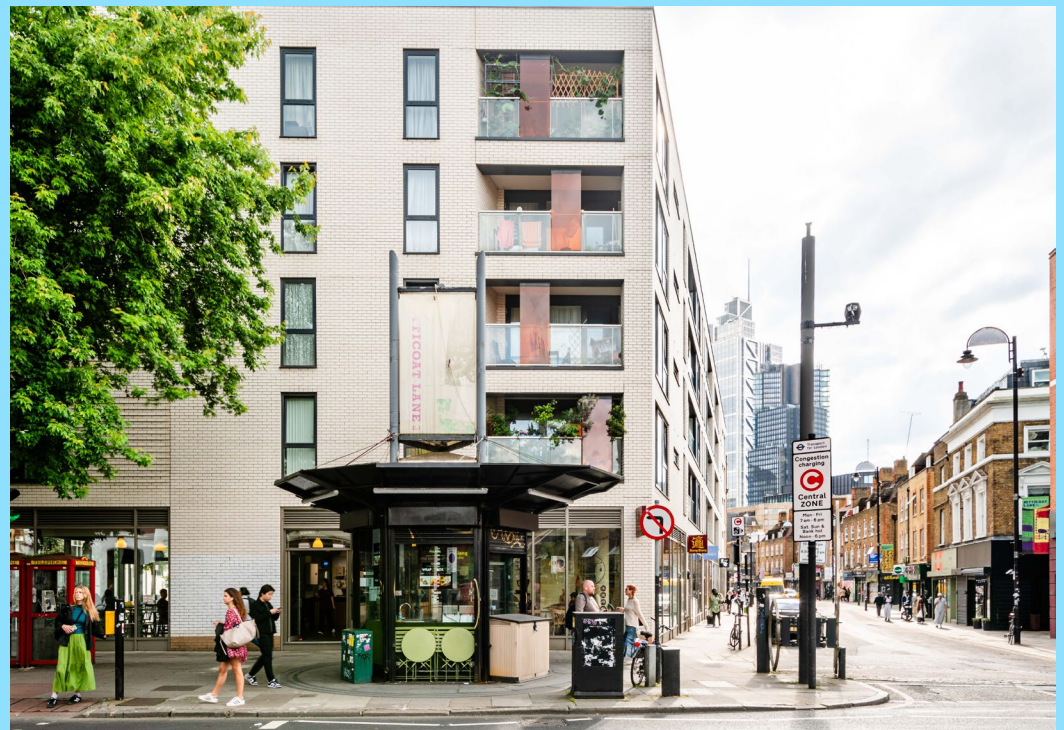
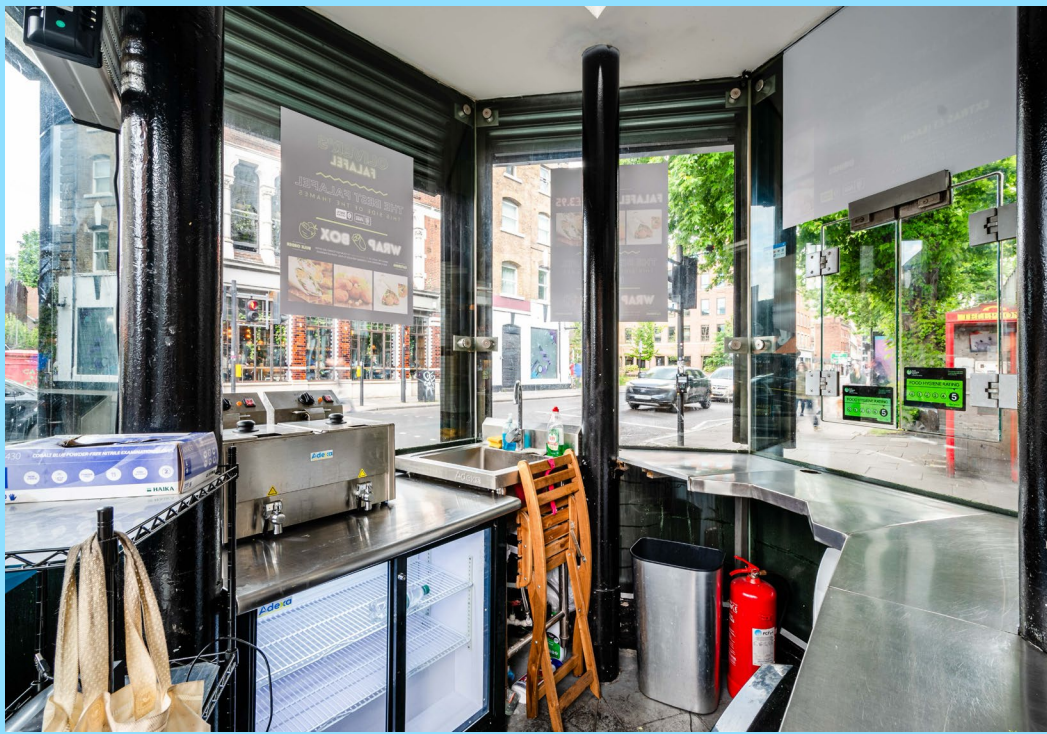
DESCRIPTION

The available accommodation consists of this ground floor kiosk. This property offers several advantages, including low maintenance, security shutters, a water connection, fibre connection, 3 phase electric supply. Additionally, it also benefits from outdoor seating making it an ideal choice for any retailer seeking a small space in a visible area of Spitalfields.

SUMMARY

- Prominent Location
- Security Shutters
- BT Connection
- Water Supply
- Electric Supply – 3 Phase
- Outdoor Seating





LOCATION

THE AREA

Located on the Western side of Commercial Street on the junction with Wentworth Street, in the immediate environs of both the City and Shoreditch. The property is situated right next to Petticoat Lane market and a short walk from Spitalfields market. Well connected with London transport links, Aldgate East, Liverpool Street, and Shoreditch High Street stations are close by and the area is also well served by numerous bus services.



TRANSPORT

-  Liverpool Street (9-minute walk) – **Hammersmith & City**, **Circle**, **Elizabeth Line**, **Metropolitan**, **Central**, **Overground** and **National Rail Services**
-  Aldgate East (5-minute walk) – **Hammersmith & City** and **District Line**
-  Shoreditch High Street (12-minute walk) – **Overground Line**



ACCOMMODATION

FLOOR	SQ FT	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
Ground Floor	45				
TOTAL	45	£10,500	N/A	N/A	£10,500

TERMS

An assignment of an existing lease which is inside the provisions and security of the landlord and tenant act 1954, expires in July 2038 (14 years unexpired).

Upcoming Rent Reviews: 17th July 2028 and 17th July 2033

Break Clause:TBC

PREMIUM

Offers in the excess of £50,000

LEGAL COSTS

London Borough of Tower Hamlets

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.

BUILDING INSURANCE

Current Cost: £18 per annum

LOCAL AUTHORITY

London Borough of Hackney



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VIEWINGS

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**THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE
SINCE 1955.**