

Est. 1955

# Tarn &Tarn

8A ARTILLERY  
PASSAGE  
SPITALFIELDS  
LONDON,  
E17LJ

FREEHOLD INCOME  
PRODUCING RETAIL  
INVESTMENT  
910 FT<sup>2</sup>



# DESCRIPTION

The available accommodation is a self-contained freehold retail investment located in a Grade II listed mixed-use building. It boasts an excellent City Fringe location with superb transport links, thanks to its close proximity to Liverpool Street Station and Aldgate East Station. The property includes an alcohol license, a fully fitted kitchen with an extraction system, a storage facility in the basement, and WC facilities. The asset is tenanted for a further 14 years by a restaurateur operating a Tuscan restaurant and wine bar, who has been in business for over 20 years. The current passing rent is £39,000 per annum. A purchase at the asking price of £650,000 will reflect a gross yield of 6%.

# SUMMARY

- Excellent City Fringe Location
- Excellent Transport Links
- Alcohol License
- Large Shopfront
- WC Facility
- Storage Facility
- Wooden Flooring
- Grade II Listed
- Long-Term Tenant








# LOCATION

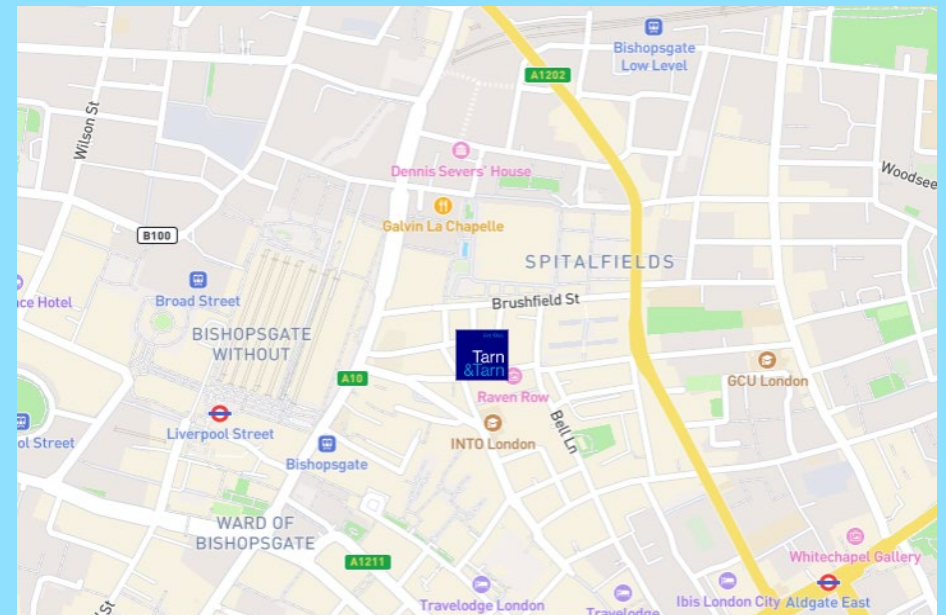
## THE AREA

The property is located on the North side of Artillery Passage in close proximity to Artillery Lane junction. Situated only few minutes from Bishopsgate and Spitalfields Market, local office occupiers include Allen and Overy, Royal Bank of Scotland and Societe and Generale. Liverpool Street Station is within a short walk, as are the numerous bus services to the City and Shoreditch, which run along Bishopsgate.



## TRANSPORT

-  Liverpool Street (4-minute walk) – **Hammersmith & City**, **Circle**, **Elizabeth Line**, **Metropolitan**, **Central**, **Overground** and National Rail Services
-  Aldgate East (9-minute walk) – **Hammersmith & City District**
-  Shoreditch High Street (10-minute walk) – **Overground Line**



## ACCOMMODATION

AREA	SQ FT	SQM
Ground Floor	503	46.7
Basement	407	37.8
<b>TOTAL</b>	<b>910</b>	<b>84.5</b>

Price	£650,000
Business Rates	£21,332.25 per annum
Service Charge	N/A
VAT	Not Applicable

## TERMS

Freehold

## GROUND RENT

Ground Rent: Peppercorn

## EPC

Rating: C

## LEGAL COSTS

Each party to bear their own costs

## 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.

## TENANCY DETAILS

Name of the Business: Enoteca Super Tuscan

Business Type: Restaurant & Wine Bar

Passing Rent: £39,000 per annum

Lease length: 35 year lease from 23rd May 2003 (14 years unexpired)



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&Tarn

## VIEWINGS

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## TEAMS

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