

Est. 1955

# Tarn &Tarn

**178B BRICK LANE  
SPITALFIELDS  
E1 6RU**

**ESTABLISHED  
BARBERSHOP LEASE  
FOR SALE**

**ASKING PREMIUM:  
£100,000  
283 FT<sup>2</sup>**



## DESCRIPTION

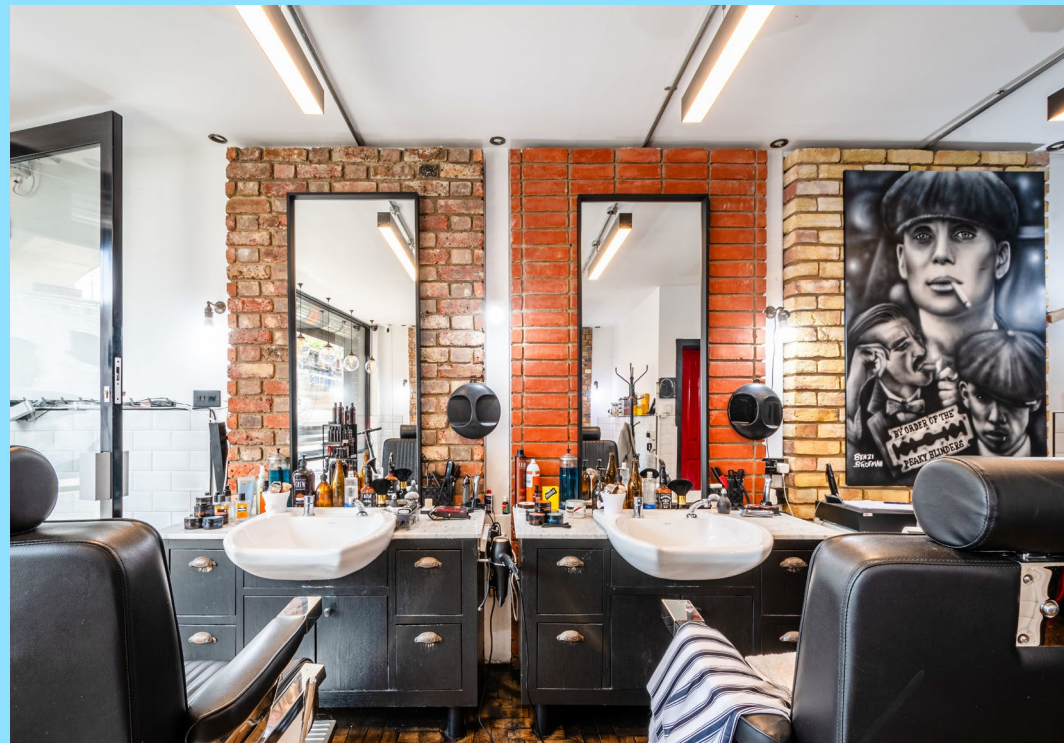
The available accommodation offers fitted barbershop located on the ground floor of this mixed-use building. The unit will be handed over as seen in the pictures, complete with all fixtures and fittings. The unit also boasts excellent natural light, high footfall area, modern shopfront, superb transport links, security shutters, a WC facility and kitchenette. This space is an ideal choice for any established or new barber business seeking a ready-to-use shop in Brick Lane.

## SUMMARY

- Great Footfall
- Security Shutters
- Floor-To-Ceiling Shopfront
- Great Transport Links
- 24 Hour Access
- WC Facility
- Kitchenette
- Fully Equipped Barber shop












# LOCATION

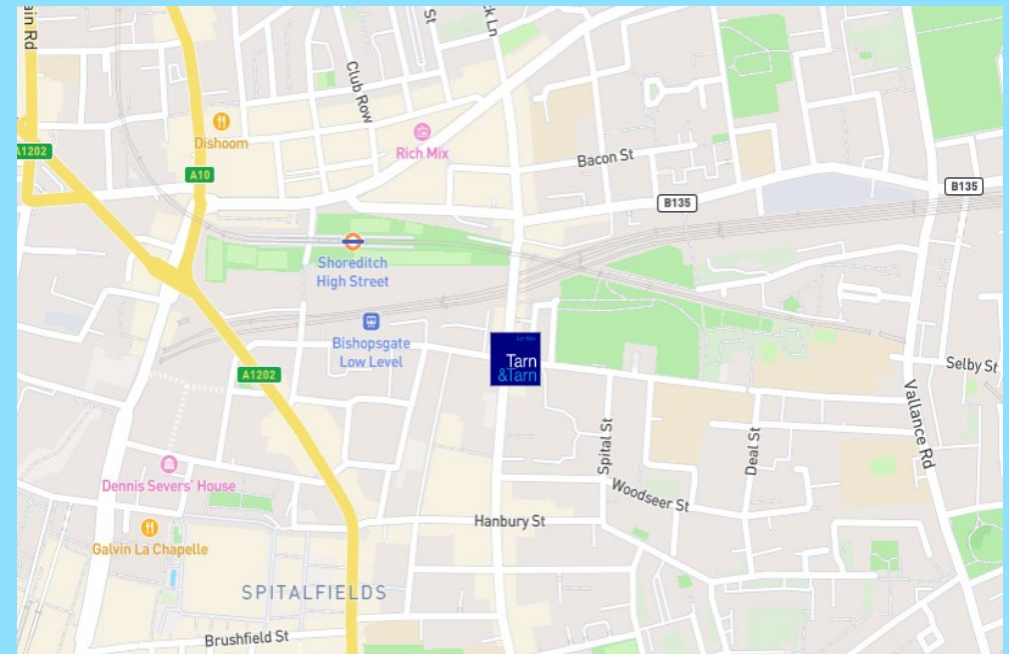
## THE AREA

The premises is situated on the West side of Brick Lane, close to its junction with Grimsby Street in the heart of Brick Lane's famous Sunday market and benefiting from a large footfall. Brick Lane, famous for its independent vintage clothing shops and attracts large numbers of shoppers and tourists throughout the week. Within easy reach of the City, Liverpool Street, Aldgate East. Shoreditch High Street Station is also within walking distance.



## TRANSPORT

-  Shoreditch High Street (5-minute walk) – **Overground Line**
-  Aldgate East (12-minute walk) – **National Rail Services**
-  Liverpool Street (16-minute walk) – **Hammersmith & City, Circle, Elizabeth Line, Metropolitan, Central, Overground** and **National Rail Services**



## ACCOMMODATION

FLOOR	SQ FT	RENT (£ PA)	SERVICE CHARGE (£ PA)	BUSINESS RATES PAYABLE (£ PA)	TOTAL YEAR
Ground	283				
<b>TOTAL</b>	<b>283</b>	<b>£30,000</b>	<b>£960</b>	<b>£12,974</b>	<b>£43,934</b>

## PREMIUM

Offers in the region of £100,000

## TERMS

An assignment of an existing FRI lease which is Outside the Landlord and Tenant Act of 1954, expires on 13th December 2037 (13 years remaining)

Upcoming Rent Reviews: 13th Dec 2027 & 13th December 2032

## 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

## EPC

Rating: TBC



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Tarn  
&Tarn

## VIEWINGS

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**53 COMMERCIAL STREET**  
**LONDON E1 6BD**

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## TEAM

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