

Est. 1955

Tarn &Tarn

13 NEW GOULSTON
STREET
SPITALFIELDS
E17QD

CORNER
RETAIL/SHOWROOM
WITH COURTYARD

1,188 FT²



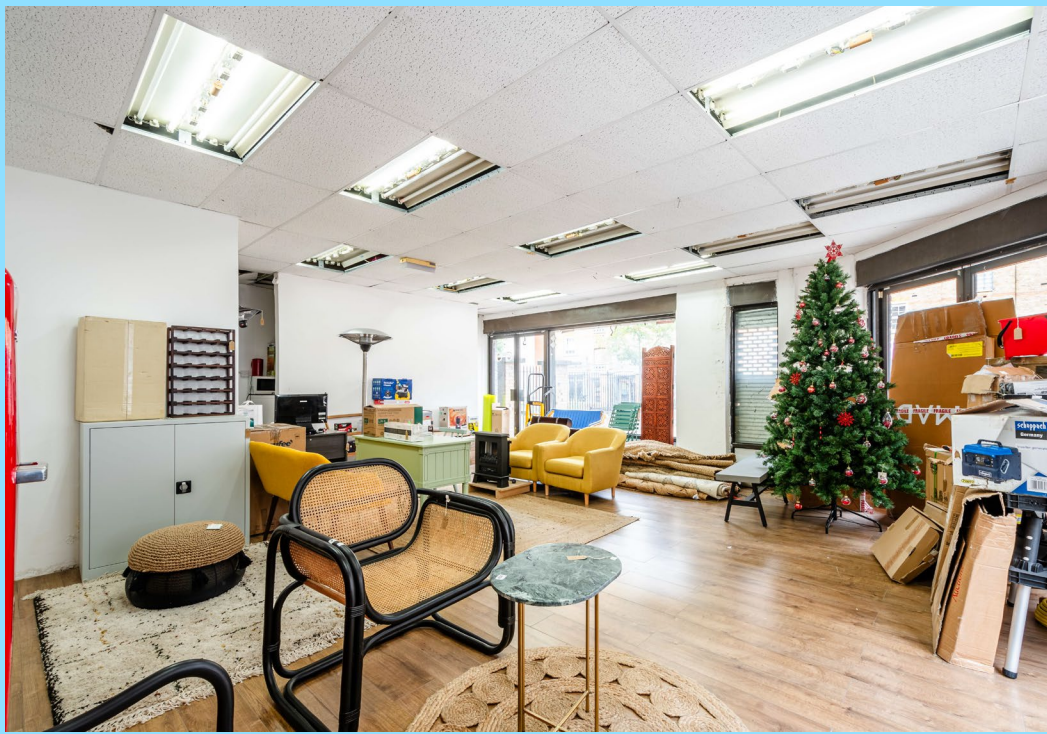
DESCRIPTION

The available accommodation is a self-contained retail unit spanning the ground and basement levels. The unit boasts corner frontage with floor-to-ceiling windows, allowing ample natural light to enter the property. It also features a front courtyard that can be used as a seating area, secure rear parking, security shutters, and a 4-phase electric system. This makes it an ideal choice for any E-Class business seeking a space in the East London area.

SUMMARY

- Corner Positioning
- Front Courtyard– 1,107 ft²
- 4 Phase Electric System
- W/C Facilities
- Good Ceiling Height
- Secure Loading Bay
- Security Shutters





LOCATION

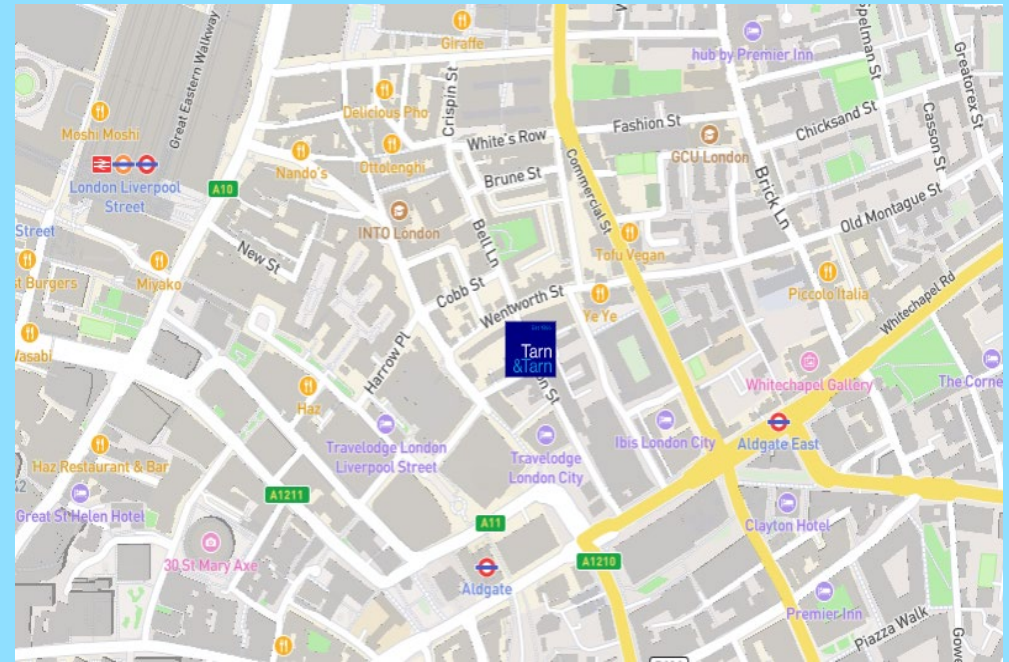
THE AREA

The property is located on the North side of New Goulston Street, just off Middlesex Street, in the heart of the East End's famous Petticoat Lane street market. The area is well served by a variety of different bus links and the property is within easy walking distance of Aldgate, Aldgate East and Liverpool Street stations.



TRANSPORT

-  Aldgate East (4-minute walk) – **Hammersmith & City, District**
-  Aldgate (4-minute walk) – **Metropolitan, Circle**
-  Liverpool Street (7-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					
Basement					
TOTAL	1,188	£35,000	TBC	£14,221.5	£49,221.50

TERMS

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

VAT

TBC

EPC

Rating: TBC

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



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Tarn
&Tarn

VIEWINGS

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SINCE 1955.**