

Est. 1955

Tarn &Tarn

1A TURVILLE STREET
SHOREDITCH
LONDON,
E2 7HX

FULLY FITTED
NAIL/BEAUTY SALON
IN THE HEART OF
SHOREDITCH

574 FT²



DESCRIPTION

The available accommodation consists of a self contained ground floor and basement retail unit situated within this mixed-use building. The unit benefits from good ceiling height, WC and shower facility and an open-plan layout on the ground floor. The property will be handed over with existing fixtures, fittings, and equipment, making it an ideal choice for a new or established nail/beauty salon seeking space in the East London area.

SUMMARY

- Fittings and Fixtures Included
- Electric Security Shutters
- WC & Shower Facility
- Kitchenette
- Good Ceiling Height





LOCATION

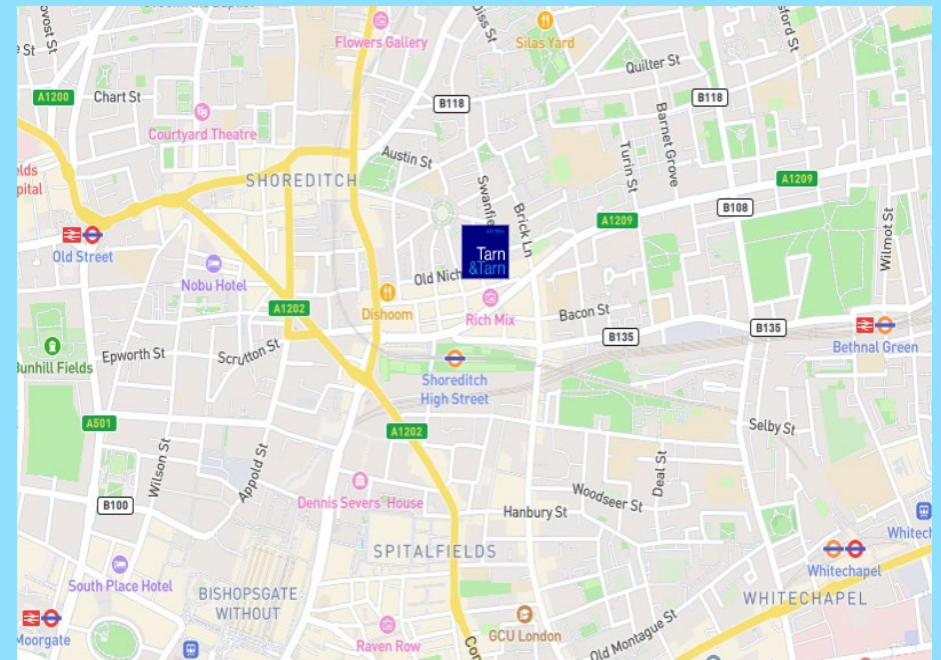
THE AREA

The property is in prime Shoreditch just off Redchurch Street among a diverse mixture of retailers, coffee shops and restaurants. Shoreditch High Street station is 0.2 miles away (3 minutes on foot) and Liverpool Street is 0.9 miles away (18-minute walk).



TRANSPORT

- Shoreditch High Street (3-minute walk) – **Overground Line**
- Liverpool Street (18-minute walk) – **Hammersmith & City, Circle, Elizabeth Line, Metropolitan, Central, Overground** and National Rail Services
- Old Street (20-minute walk) – **Northern Line**



ACCOMMODATION

FLOOR	FT ²	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
Ground					
Lower Ground					
TOTAL	574	£30,000	N/A	£9,605.75	£39,605.75

EPC

Rating: TBC

VAT

Not Applicable

LEGAL COSTS

Each party to bear their own costs

LOCAL AUTHORITY

Local Authority of Tower Hamlets

PREMIUM

Offers invited

TERMS

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

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.



Est. 1955

Tarn
&Tarn

VIEWINGS

TARN & TARN
53 COMMERCIAL STREET
LONDON E1 6BD

T 020 7377 8989
E INFO@TARN-TARN.CO.UK

TEAMS

ARTHUR NOWICKI
T 07792 711461
E ARTHUR@TARN-TARN.CO.UK

OLLIE LAZARUS
T 07805 756620
E OLLIE@TARN-TARN.CO.UK

GASPER KOSCIK
T 07554 640009
E GASPER@TARN-TARN.CO.UK



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