

Est.1955

Tarn
&Tarn

106 COMMERCIAL
ROAD
WHITECHAPEL
LONDON
E1 1NU

HIGH FOOTFALL E-
CLASS PREMISES
FOR RENT & FOR
SALE
1,186 FT²



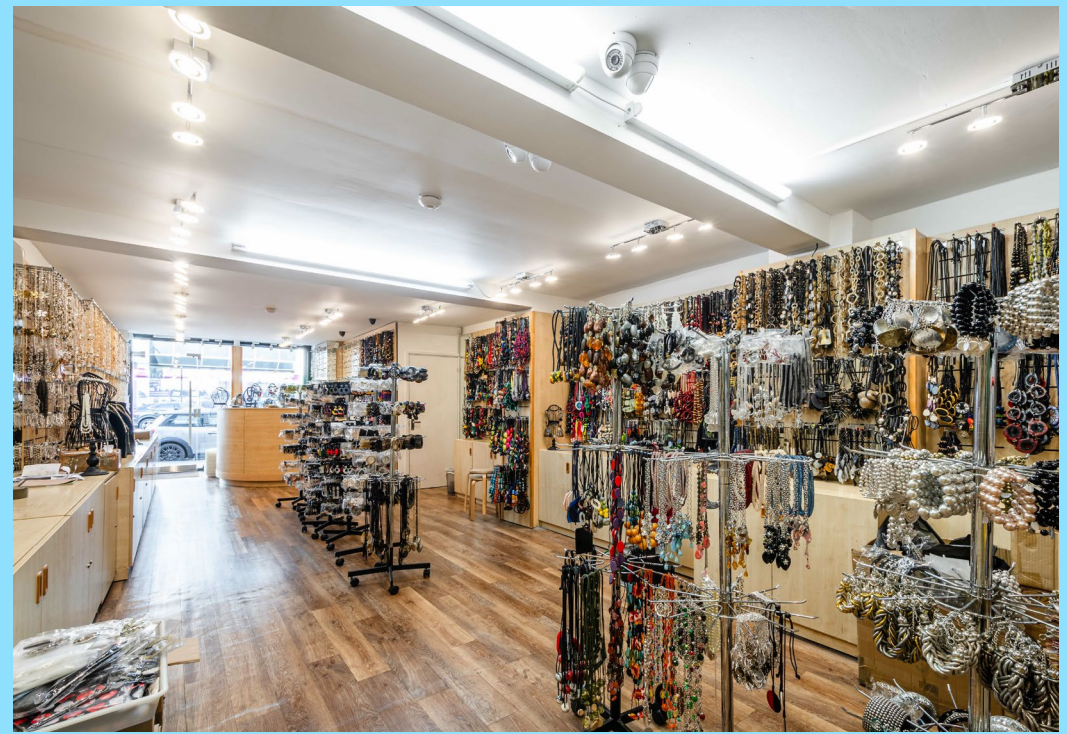
DESCRIPTION

The available space comprises the ground floor and basement of a spacious retail unit within a mixed-use building. The premises boast an open-plan showroom and storage area, highlighted by a wide shopfront that allows abundant natural light to flood the interior. Additional features include electric shutters for enhanced security and convenience. This versatile space is ideal for a variety of retail or wholesale businesses, offering a prime location in Whitechapel's bustling fashion wholesale district.

SUMMARY

- Good Ceiling Height
- Kitchenette
- W/C Facility
- Great Wholesale Passing Trade
- Excellent Street Exposure
- Basement Storage








LOCATION

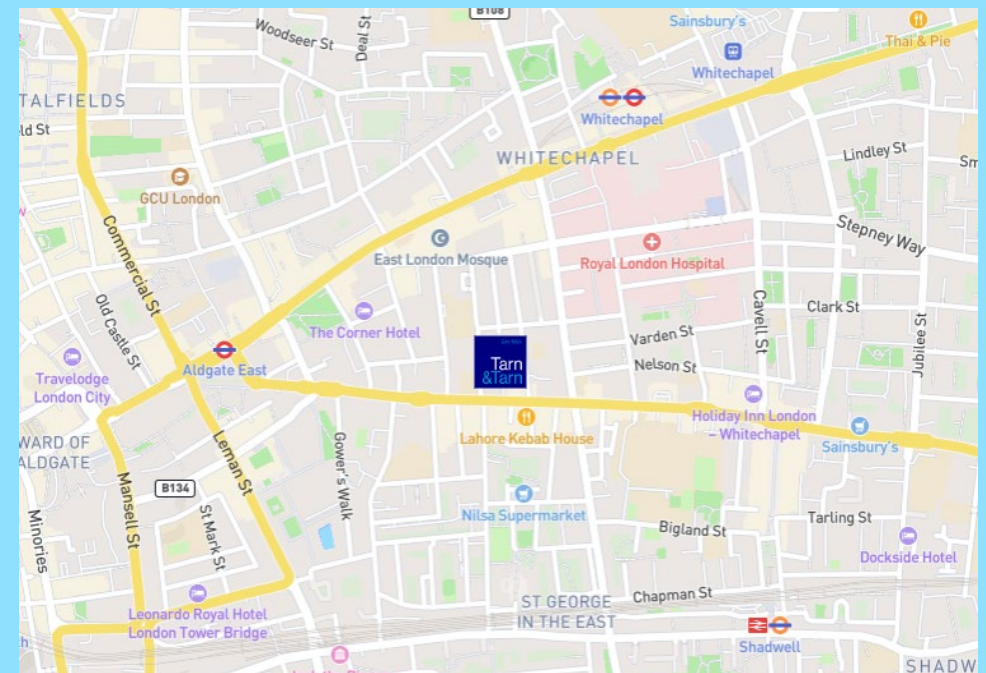
THE AREA

Located on the Eastern side of the busy Cannon Street Road close to its junction with Commercial Road. The local area is well served by London Transport bus and underground services, with Aldgate East and Whitechapel stations both within short walking distance.



TRANSPORT

-  Aldgate East (7-minute walk) – **Hammersmith & City Line** & **District Line**
-  Whitechapel (11-minute walk) – **Overground Line**, **Hammersmith & City Line**, **District Line**, **Elizabeth Line**
-  Shadwell (11-minute walk) – **Overground Line** & **DLR Line**



ACCOMMODATION

FLOOR	SQ FT	SQ M	Available size	1,186 sq ft
GF & Basement	1,186	110.18	Price	Offers in the region of £650,000
TOTAL	1,186	110.18	Rent	£45,000 per annum
			Business Rates	£11,726.5 per annum
			Service Charge	TBC
			Legal Fees	Each party to bear their own costs

TERMS

Sale Terms: Long Leasehold of 999 Year

Lease Terms: New FRI lease available Outside the Act 1954.

BUILDING INSURANCE

TBC

VAT

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



Est. 1955

Tarn
&Tarn

VIEWINGS

TARN & TARN
53 COMMERCIAL STREET
LONDON E1 6BD

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

TEAM

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

LUKE MARIONI
T 07734 601111
E LUKE@TARN-TARN.CO.UK

GASPER KOSCIK
T 07554 640000
E GASPER@TARN-TARN.CO.UK



THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE
SINCE 1955.