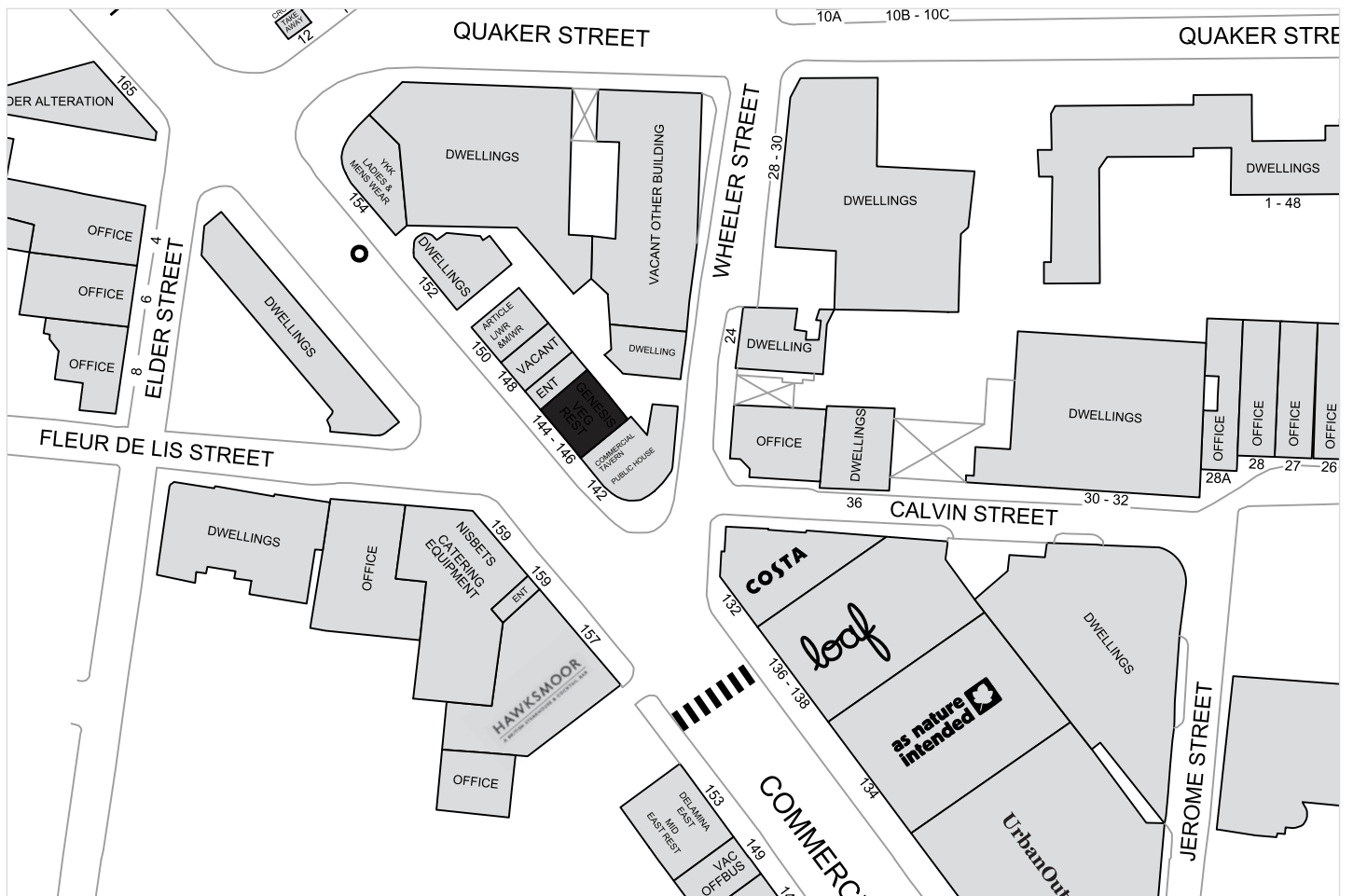

SHOREDITCH

144-146 COMMERCIAL STREET E1



FITTED RESTAURANT PREMISES
NEW LEASE AVAILABLE SUBJECT TO VP



LOCATION

Commercial Street is one of the main thoroughfares going through Spitalfields and connects Aldgate to Shoreditch. The premises are located on the eastern side of Commercial Street just north of Spitalfields Market and close to the Truman Brewery. Nearby restaurant operators include **Hawksmoor**, **Delamina EAST** and **Nando's** while nearby retailers include **Urban Outfitters**, **Loaf**, **As Nature Intended**, **WatchHouse Coffee** and **Costa Coffee**.

ACCOMMODATION

The premises are double fronted and arranged over ground & basement floors providing the following approximate net internal floor areas:

Ground Floor	930 sq ft
Basement	794 sq ft
Total	1,724 sq ft

Floor plans are available on request. The premises are fitted out including extract.

TENURE

The property is available by way of a new FRI lease for a term to be agreed subject to 5 yearly upward only rent reviews.

RENT

Rental offers are invited in excess of £90,000 per annum exclusive.

USE

The property has most recently been occupied by an A3/Restaurant occupier however consideration will be given to other uses within Class E. Parties are advised to make their own enquiries with Tower Hamlets Planning Department.

RATES

The local rating authority has verbally informed us that the property is currently assessed as follows:

Rateable Value £69,500

Interested parties should verify the above figures for themselves with the local authority or by referring to www.vo.gov.uk.

EPC

An EPC can be made available on request.

VIEWING

Viewings are strictly by prior appointment through the joint retained agents:

Nick Furlong
020 7183 0584
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Fergus Emmerson
020 7183 0588
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