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# SPITALFIELDS

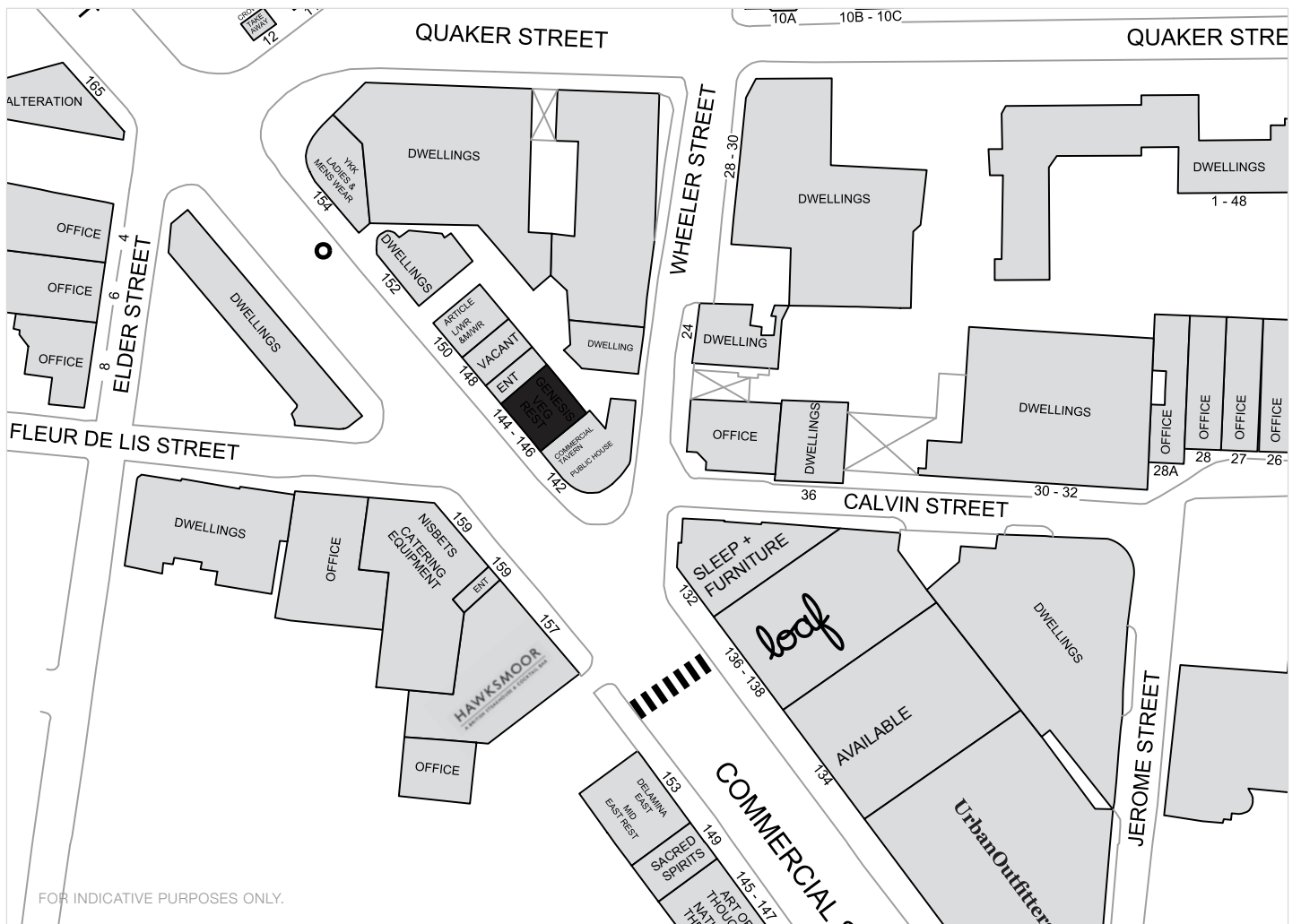
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144-146 COMMERCIAL STREET E1



FITTED RESTAURANT/BAR PREMISES  
NEW LEASE AVAILABLE  
(SUBJECT TO VP)

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## LOCATION

Commercial Street is one of the main thoroughfares in Spitalfields and connecting 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**, **Nisbets**, **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	86.40 sq m
Basement	794 sq ft	73.76 sq m
<b>Total</b>	<b>1,724 sq ft</b>	<b>160.16 sq m</b>

## 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 £89,500 per annum exclusive.

## USE

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

## RATES

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

Rateable Value                      £79,500

Interested parties should verify the above figures for themselves with the local authority or by referring to [www.vo.gov.uk](http://www.vo.gov.uk).

## EPC

An EPC can be made available on request.

## VIEWING

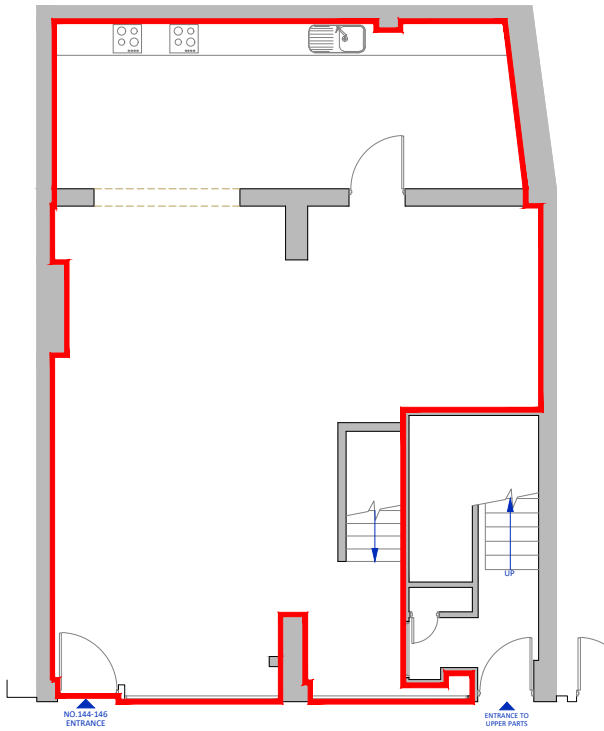
Viewings are strictly by prior appointment through the sole retained agents:

**Nick Furlong**  
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London W1F 0JJ  
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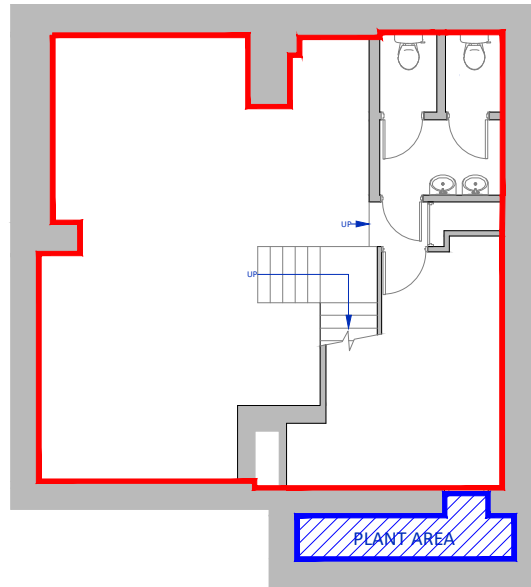


## GROUND FLOOR



COMMERCIAL STREET

## BASEMENT



COMMERCIAL STREET

NOT TO SCALE