
SPITALFIELDS

155 COMMERCIAL STREET E1



CLASS E SHOP/SHOWROOM
1,453 SQ FT / 135.05 SQ M



LOCATION

The premises occupy a prominent position in the heart of Spitalfields, one of East London's most vibrant and sought-after districts. The property is located moments from Spitalfields Market, Brick Lane, and the creative hub of Shoreditch, placing it within an established destination for fashion, food, design and independent retailers. The area benefits from exceptional connectivity. Shoreditch High Street (Overground) is a short walk away, while Liverpool Street Station - providing Elizabeth Line, Central, Circle, Hammersmith & City, Metropolitan and National Rail services - is within easy reach, offering fast links across London and beyond. This lively neighbourhood attracts a strong mix of office workers, residents and visitors throughout the week, supported by an extensive range of cafés, restaurants, boutique shops and leisure amenities. Nearby occupiers include **Hawksmoor, Delamina, WatchHouse, Taylor Taylor, Urban Outfitters, AllSaints, Aldi** and **Paulie's**.

ACCOMMODATION

The unit extends to approx. 1,453 sq ft arranged over ground and lower ground floors:

| | | |
|--------------------|--------------------|--------------------|
| Ground floor | 365 sq ft | 33.90 sq m |
| Lower ground floor | 1,088 sq ft | 101.15 sq m |
| Total | 1,453 sq ft | 135.05 sq m |

Floor plans are available on request.

TENURE

The shop is available by way of a new FRI lease for a term to be agreed, subject to 5-yearly upward-only rent reviews. The lease will be excluded from the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II.

RENT

£65,000 per annum exclusive.

USE

We understand the premises have Class E use. Interested parties are advised to make their own enquiries with Tower Hamlets Council Planning Department.

SERVICE CHARGE

The current on-account service charge for y/e 31 Dec 2026 is approx. £4,422 per annum.

RATES

The Rateable Value (April 2026 listing) is £72,000.

We estimate the rates payable in 2026/27 to be approx. £34,560 pa.

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

EPC

The property has a B rating. A copy of the EPC can be made available on request.

VIEWING

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

Nick Furlong
020 7183 0584
nf@bcetail.co.uk

Oscar Payne
07584 472 702
op@bcetail.co.uk

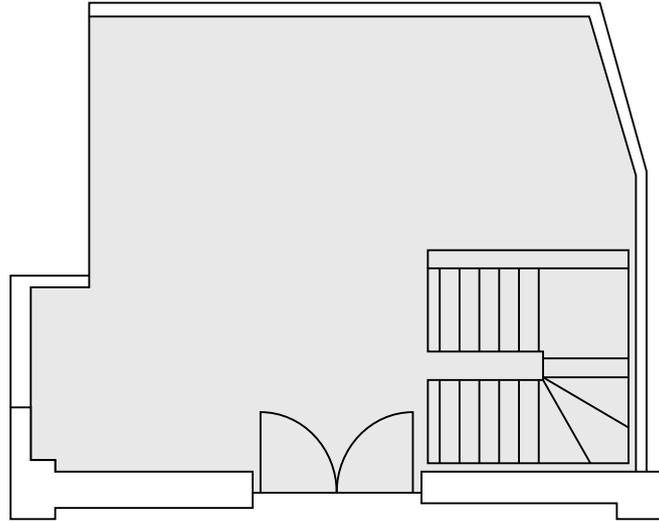
3rd Floor, 16 Ingestre Place, London W1F 0JJ
www.bcetail.co.uk



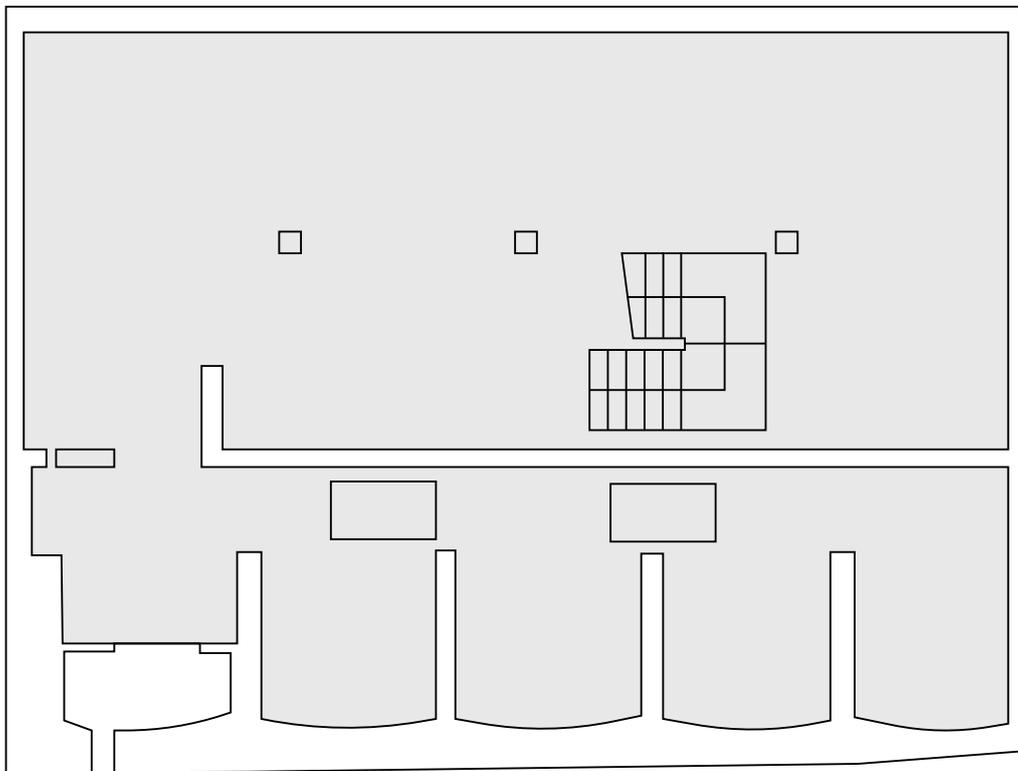
Or Belcor (020 7375 3444): Lucy Stephen or Daniel Jackson

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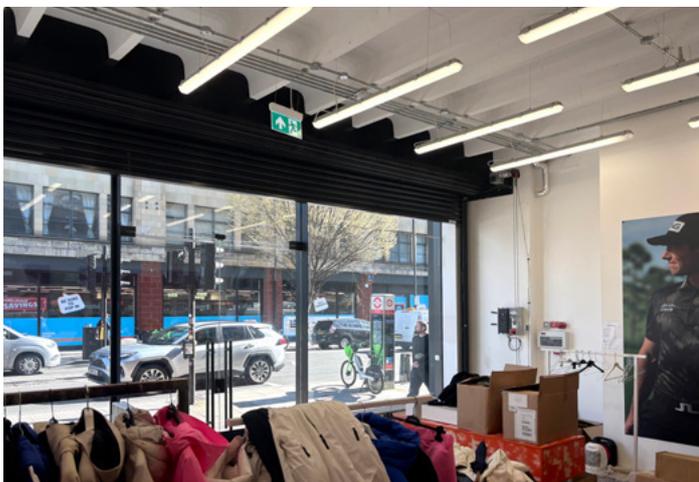
GROUND FLOOR



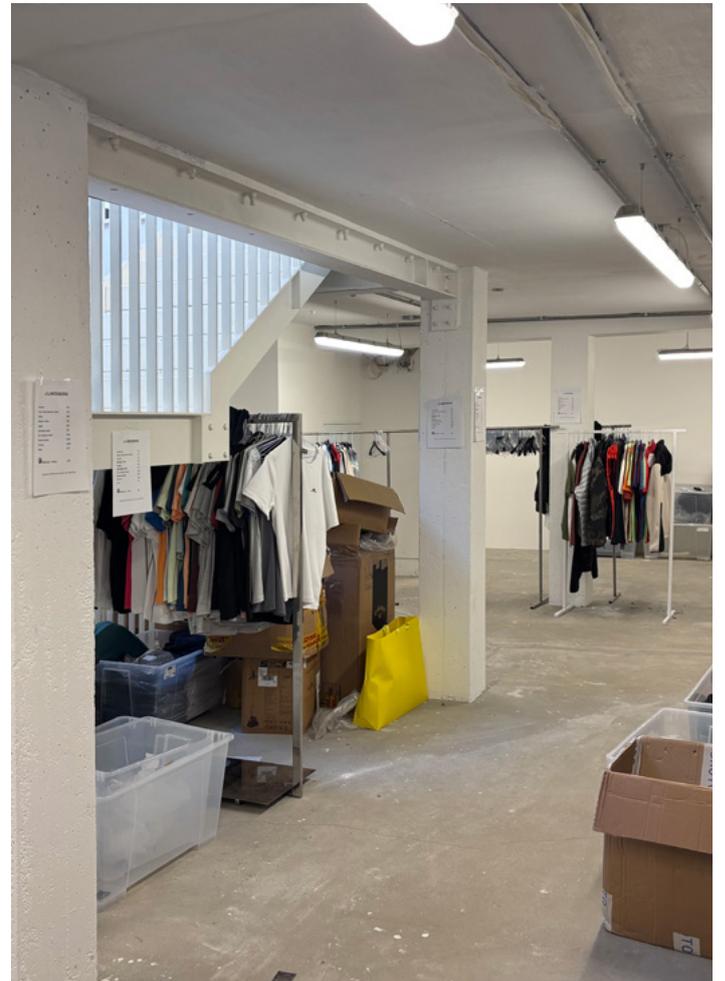
LOWER GROUND FLOOR



NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.



GROUND FLOOR



LOWER GROUND FLOOR