

Shoreditch, London E1

150B Commercial Street

Class E Opportunity



Location

The subject property occupies an excellent location on Commercial Street, in close proximity to Spitalfields Market, Truman Brewery and Shoreditch High Street.

There is a fantastic mix of retail and F&B occupiers in the vicinity, including **Paulie's**, **Hawksmoor**, **Delamina East**, **WatchHouse** and **ALDI**, generating strong 7-day footfall.

Demise

The property is arranged over ground and lower ground floors, comprising the following approximate floor areas:

Ground Floor	1,058 sq ft	98.3 sq m
Lower Ground	775 sq ft	72 sq m
Total	1,833 sq ft	170.3 sq m

Tenure

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

£90,000 per annum exclusive.

Service Charge

Available upon request.

Rates

Rateable Value	£89,500
Rates Payable	£38,485 p.a.

Interested parties are advised to make their own enquiries through Tower Hamlets Council on 020 7364 5000.

EPC

Available upon request.

For further information or to arrange a viewing please contact:

forge

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