

FIELD & SONS

COMMERCIAL

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RETAIL UNIT TO LET MOMENTS FROM SPITALFIELDS MARKET



45 CRISPIN STREET, LONDON E1 6HQ APPROX. 450 SQ FT (41.8 SQ M) GROUND FLOOR PLUS 280 SQ FT (26.0 SQ M) BASEMENT STORE

LOCATION

Retail unit available located at the northern end of Crispin Street, just back from the junction with Brushfield Street and opposite Spitalfields Market. Liverpool Street station and the Broadgate office campus are approx. 300m to the west.

There are a wide variety of shopping outlets, restaurants and bars in the immediate vicinity which forms part of this popular retail and leisure destination.

DESCRIPTION

Comprises a period mid-terrace retail unit arranged as a front trading area, ancillary rear part plus small yard which includes the w.c. There is also a basement with low ceiling height but this can provide storage space.

The approximate floor areas are :

Ground Floor : 450 sq ft (41.8 sq m)
Basement : 280 sq ft (26.0 sq m)
Overall : 730 sq ft (67.8 sq m)

45 CRISPIN STREET, SPITALFIELDS, E1

AMENITIES

- Wood flooring
- Spot lighting
- Previously trading as a Thai noodle bar with small front seating area, counter/servery and kitchen at rear
- Potentially suitable for a variety of retail uses
- Excellent location

TERMS

Available by way of a new lease on terms by arrangement.

RENT

£48,000 per annum, exclusive of all outgoings.

BUSINESS RATES

The current Rateable Value is £40,000, therefore the business rates payable for the year 2020/21 will be approx. £19,640.

SERVICE CHARGE

To be advised.

ENERGY PERFORMANCE

EPC Asset Rating = 73 (Band C).

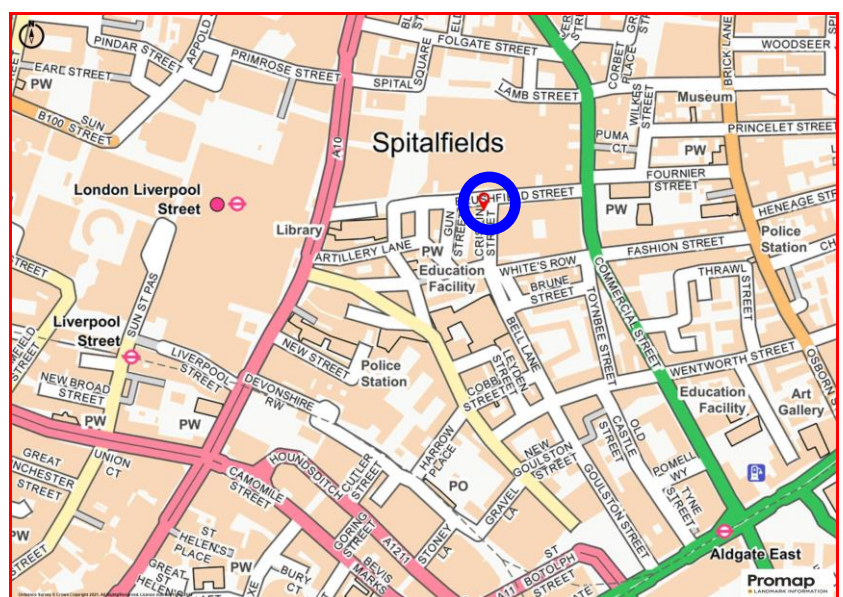
45 CRISPIN STREET – LOCATION PLAN

FURTHER DETAILS

For further details please contact :

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