

Est. 1955

Tarn &Tarn

**10 TOYNBEE STREET
SPITALFIELDS
E17NE**

**CORNER SMALL
RESTAURANT
PREMISES IN THE
HEART OF
SPITALFIELDS -
LEASE FOR SALE
410 FT²**



DESCRIPTION

This well-positioned corner restaurant is located a short walk from Old Spitalfields Market, offering strong visibility and a steady flow of both local and visitor foot traffic. The premises are fully fitted with a commercial kitchen, including extraction systems, refrigeration units, fryers, and a gas supply. The unit also benefits from 3-phase power, an alcohol licence, and a late-night licence, making it a practical opportunity for operators in the food and beverage sector.

SUMMARY

- Corner Positioning
- Fully Fitted Kitchen
- Alcohol License
- Late Night License
- Gas Supply
- 3 Phase Power
- 2x Extraction System
- WC Facility





LOCATION

THE AREA

Situated in the heart of Spitalfields, 10 Toynbee Street is just moments from Old Spitalfields Market, offering a lively mix of foot traffic and local amenities. The property is well connected, with Aldgate East, Aldgate, and Liverpool Street stations all within a 10-minute walk, providing easy access across London via Underground and national rail services.

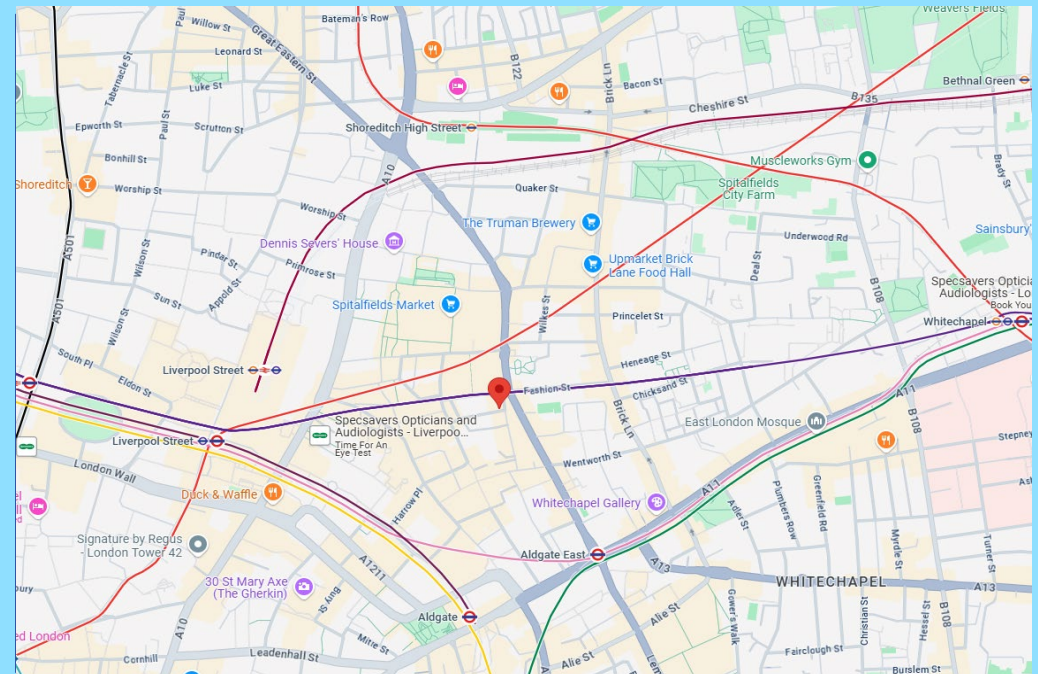


TRANSPORT

 STATION NAME (2-minute walk) - **Overground Line**

 STATION NAME (12-minute walk) – **Overground Line**

 STATION NAME (15-minute walk) – **Overground Line**



ACCOMMODATION

FLOOR / UNITS	SQ FT	PASSING RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
GROUND FLOOR	410				
TOTAL	410	£ 25,000 PA	TBC	£ 9,356.25 PA	£34,356.25 PA

TERMS

An assignment of an existing lease which will expire on the 28th September 2028.

Inside the Landlord and Tenant Act 1954.

Rent payments: Quarterly

PREMIUM

Offers in the region of £80,000

BUILDING INSURANCE

Current Cost : £ 1,100 Per annum

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

VAT

Not Applicable

LOCAL AUTHORITY

London Borough of Tower Hamlets



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Tarn
&Tarn

VIEWINGS

TARN & TARN
53 COMMERCIAL STREET
LONDON E1 6BD

T 020 7377 8989
E INFO@TARN-TARN.CO.UK

TEAM

ARTHUR NOWICKI
T 07792 711461
E ARTHUR@TARN-TARN.CO.UK

LUKE MARIONI
T 077346 01111
E LUKE@TARN-TARN.CO.UK

GASPER KOSCIK
T 07554 640000
E GASPER@TARN-TARN.CO.UK



THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.