



## 45 Fashion Street Spitalfields, London, E1 6PX

### Self-Contained Retail Unit in Spitalfields

**376 sq ft**  
(34.93 sq m)

- Good Natural Light
- Large Glass Frontage
- Good Floor-to-Ceiling Height
- Good Passing Trade
- Security Shutters
- Kitchenette
- WC

# 45 Fashion Street, Spitalfields, London, E1 6PX

## Summary

Available Size	376 sq ft
Rent	£26,000 per annum
Rates Payable	£8,732.50 per annum
Rateable Value	£17,500
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Description

The available accommodation is a self-contained retail unit located in the heart of Spitalfields. Positioned just off Brick Lane and close to Commercial Street, the space offers good frontage, strong visibility, and a clean, modern interior. Arranged over ground floor, it provides bright, open-plan accommodation suitable for a variety of uses including retail, showroom, or creative workspace. This is a great opportunity to occupy a well-positioned unit in one of East London's most vibrant and high-footfall areas.

## Location

45 Fashion Street is located in the heart of Spitalfields, one of East London's most vibrant and sought-after areas. Surrounded by an eclectic mix of independent boutiques, stylish cafés, and renowned restaurants, the location benefits from its close proximity to Brick Lane, Spitalfields Market, and Shoreditch's creative scene. Excellent transport connections are within easy reach, with Liverpool Street Station just a short walk away, offering access to the Central, Circle, Hammersmith & City, and Metropolitan lines, as well as national rail services and the Elizabeth Line. Aldgate East and Shoreditch High Street stations are also nearby, providing further Underground and Overground options, making the area highly accessible for both commuters and visitors.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	376	34.93	Available
<b>Total</b>	<b>376</b>	<b>34.93</b>	

## Viewings

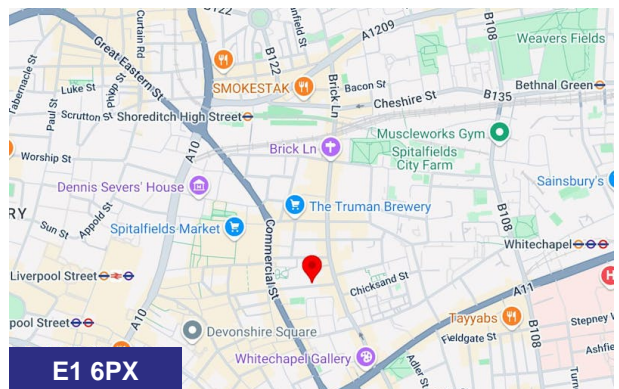
Strictly by appointment only

## Terms

A new FRI Lease to be contracted outside the Act 1954

## Building Insurance

TBC



## Viewing & Further Information

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