

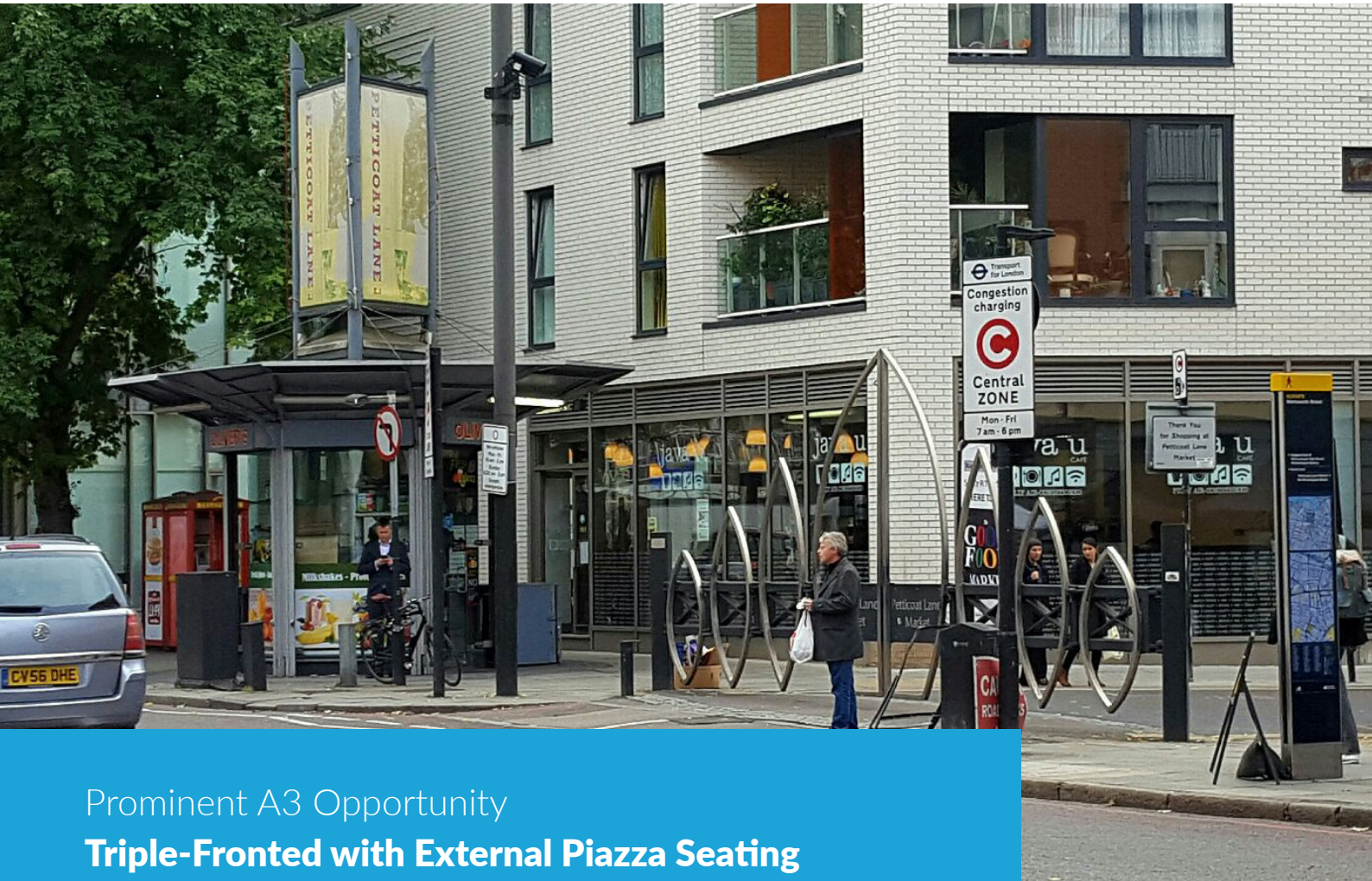
LEWIS  
CRAIG

RESTAURANT PROPERTY

New Lease Available

**Prominent A3 Opportunity - Adjacent to Chicago Rib Shack**

Triple-Fronted with External Piazza Seating



Prominent A3 Opportunity

**Triple-Fronted with External Piazza Seating**

**41 Commercial Street, London E1 6BD**

Approx. 1,833 sq ft

## Location

The premises occupy a prominent corner pitch on the junction of Commercial Street and Wentworth Street, with a further frontage to a pedestrianised external piazza. Located midway along Commercial Street, between Aldgate East station and Spitalfields Market, also within close proximity to Petticoat Lane market. Occupiers in the vicinity include The Culpepper, Zengi Restaurant, Agah Turkish Restaurant, Spun Masterclasses and Hungry Donkey Greek Kitchen.

Nearby

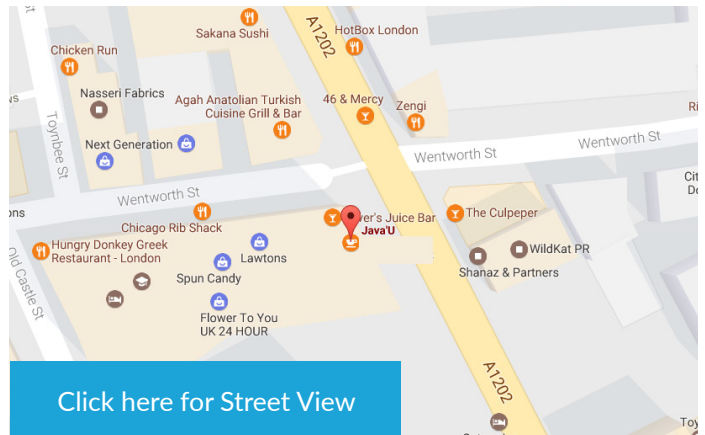
Spitalfields



THE  
CULPEPPER



## Prominent A3 Opportunity - Adjacent to Chicago Rib Shack


[Click here for Street View](#)

## Accommodation

The premises are arranged over ground floor, with external seating, providing following approximate area:

Ground Floor	1,833 sq ft
External Piazza	24 covers
<b>Total Area</b>	<b>1,833 sq ft</b> 170.35 sq m

## Lease

Assignment of lease, expiring June 2024 at a current rental of £57,000 pax, with final rent review on 26 September 2019, held outside The Landlord & Tenant Act 1954.

New Lease available. Further information on request.

## Use

A3.

## Premium

£75,000 subject to contract, for the benefit of the leasehold interest.

## Rates

We understand that the property is assessed as follows.

<b>Rateable Value</b>	<b>£67,000</b>
<b>Payable 2017/18</b>	<b>£33,299</b>

Interested parties are advised to verify with the Local Rating Authority.

## EPC

An Energy Performance Certificate is available upon request.

## Legal costs

Each party to be responsible for payment of their own costs.

## Contact

For further information or a **strictly confidential** viewing contact:

**Theo Benedyk**  
DD: 020 7009 0486  
[tb@lewiscraig.co.uk](mailto:tb@lewiscraig.co.uk)

**Saul Fierstone**  
DD: 020 7009 0481  
[sf@lewiscraig.co.uk](mailto:sf@lewiscraig.co.uk)

**Important:** These property particulars are believed to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.