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UNIQUE RESTAURANT / RETAIL / LEISURE OPPORTUNITY!

**PROMINENTLY SITUATED AND IN CLOSE PROXIMITY TO AN
ENORMOUS PROVEN OFFICE / TOURIST / TRENDY LOCATION**

PRELIMINARY DETAILS PRIOR TO FORMAL MARKETING

**EXTENSIVE GROUND FLOOR “E” CLASS UNIT AVAILABLE ON A
NEW LEASE**

**110, 112 and 114a Brick Lane,
London,
E1 6RL**

Location

Prominently situated in the heart of one of London's most vibrant streets, home to one of London's most iconic, historic markets and just a few minutes' walk from another (Spitalfields market). The property is on the east side of Brick Lane close to its junction with Hanbury Street and is an 8 minute walk from Shoreditch High Street overground station and a 10 minute walk from both Aldgate East station (London Underground, District and Hammersmith & City lines) and Liverpool Street station (London Underground, Elizabeth line, and National Rail services).

Brick Lane is a highly sought after location, situated moments away from The Truman Brewery and Spitalfields Market. Whilst it is rich in independent establishments, it is also surrounded by well-known dining destinations such as Dishoom, Brother Marcus, Rosa's Thai Café and Pizza Pilgrims.

According to Blowup Media, Brick Lane receives an **average daily footfall of 22,800 people and approximately 8-9 million people annually**, attracting both locals and tourists from across the globe looking to embrace its renowned street art and photography, food culture, vintage fashion and vibrant nightlife effectively providing a 24/7 restaurant destination.

There are few streets in London which compare to Brick Lane while internationally recognised for its Bangladeshi restaurants and synonymity with the 'London curry scene', its modern food identity is increasingly driven by diverse street food markets, coffee culture, late-night dining and cocktail bars. The presence of established retailers such as Beyond Retro, Rokit Vintage,

Rough Trade East and Atika London reinforces Brick Lane's reputation as a vibrant retail destination, enhancing its desirability for retail occupiers.

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THESE DETAILS ARE BELIEVED TO BE ACCURATE BUT THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT

Brick Lane is also well positioned near several popular boutique and luxury hotels such as The Hoxton, One Hundred Shoreditch and Virgin Hotels London-Shoreditch, further strengthening its appeal, driving visitor footfall and tourism related spending to the area.

Sitting within the Borough of Tower Hamlets and in close proximity to some of the UK's largest economic centres, including Canary Wharf, Liverpool Street and Shoreditch, the area attracts thousands of finance, tech and media professionals as well as those in the creative industries.

Local and international students from top universities, language schools and fashion, media and arts communities are one of the biggest drivers of Brick Lane's modern identity, economy and culture.

Accommodation

Option 1 - 112 and 114a Brick Lane comprising self-contained accommodation of 3,700 sqft approx.

Option 2 - 110, 112 and 114a Brick Lane comprising self-contained accommodation of 4,440 sqft approx.

Rent

Option 1 - Offers in the order of £90,000 pax.

Option 2 - Offers in the order of £130,000 pax.

Business Rates

The rates payable are £125,000 pa approx. (PLEASE NOTE THIS IS FOR ENTIRE ACCOMODATION AND WILL BE SPLIT AND REDUCED IF OPTION 1 IS TAKEN).

Terms

New lease available by negotiation.

EPC

The property has a current "C" rating to expiry 8th April 2028.

Legal Costs

Each side's legal costs to be borne by the respective parties.

Possession

Offered July 2026.

All enquiries Jonathan Green, 07778 803090.