

**133 SHOREDITCH
HIGH STREET,
EI**

5,058 SQ FT

PRIME SHOREDITCH

SHOWROOM/RETAIL/RESTAURANT OPPORTUNITY

SHOREDITCH, EI



AIDA
SHOEDICH

STARBUCKS

131

WOMENWEAR | CAFE | HOMEWARE

WOMENWEAR | CAFE | HOMEWARE

WOMENWEAR | CAFE | HOMEWARE

STARBUCKS

STARBUCKS



AIDA
SHOREDITCH

HENSWEAR WOMENSWEAR CAFE HOMEWARE

AIDA
WOMENSWEAR HENSWEAR HOMEWARE

FOR LOCAL COFFEE SHOP

ST

STOREYS

PIZZA PILGRIMS

CYCLE HIRE ONLY

DESCRIPTION

Prime Shoreditch E Class opportunity arranged over ground and lower ground floors, offering prominent frontage, strong footfall, warehouse-style character, loading facilities and excellent transport links in one of East London's most vibrant destinations.

The premises would suite a wide variety of operators including; fashion, F&B, showroom, leisure, health and wellness.

UNIQUE SHOREDITCH RETAIL/RESTAURANT OPPORTUNITY



AMENITIES



GOOD FOOTFALL



EXCELLENT
NATURAL LIGHT



E CLASS USE



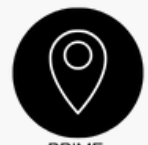
7 DAY TRADE



AIR
CONDITIONING



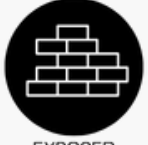
OPEN PLAN



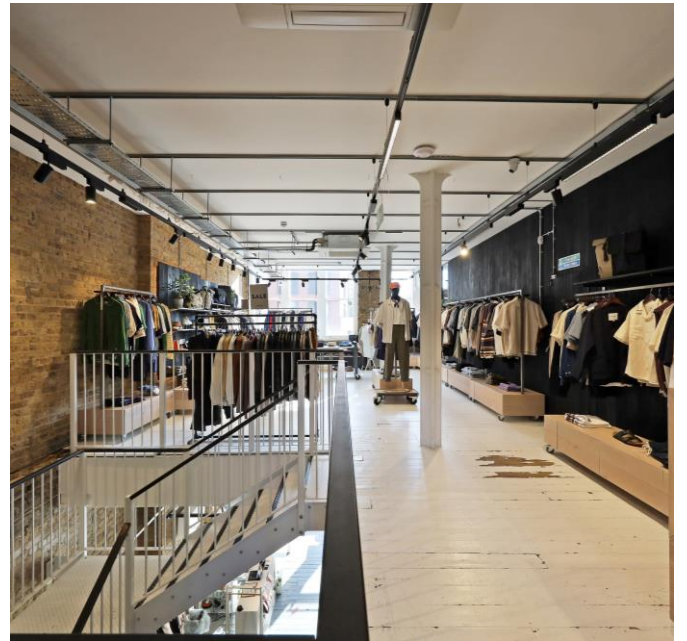
PRIME
LOCATION



GOOD FRONTAGE



EXPOSED
BRICKWORK



TRANSPORT

Shoreditch High St – 5 Mins Walk



Liverpool Street – 12 Mins Walk



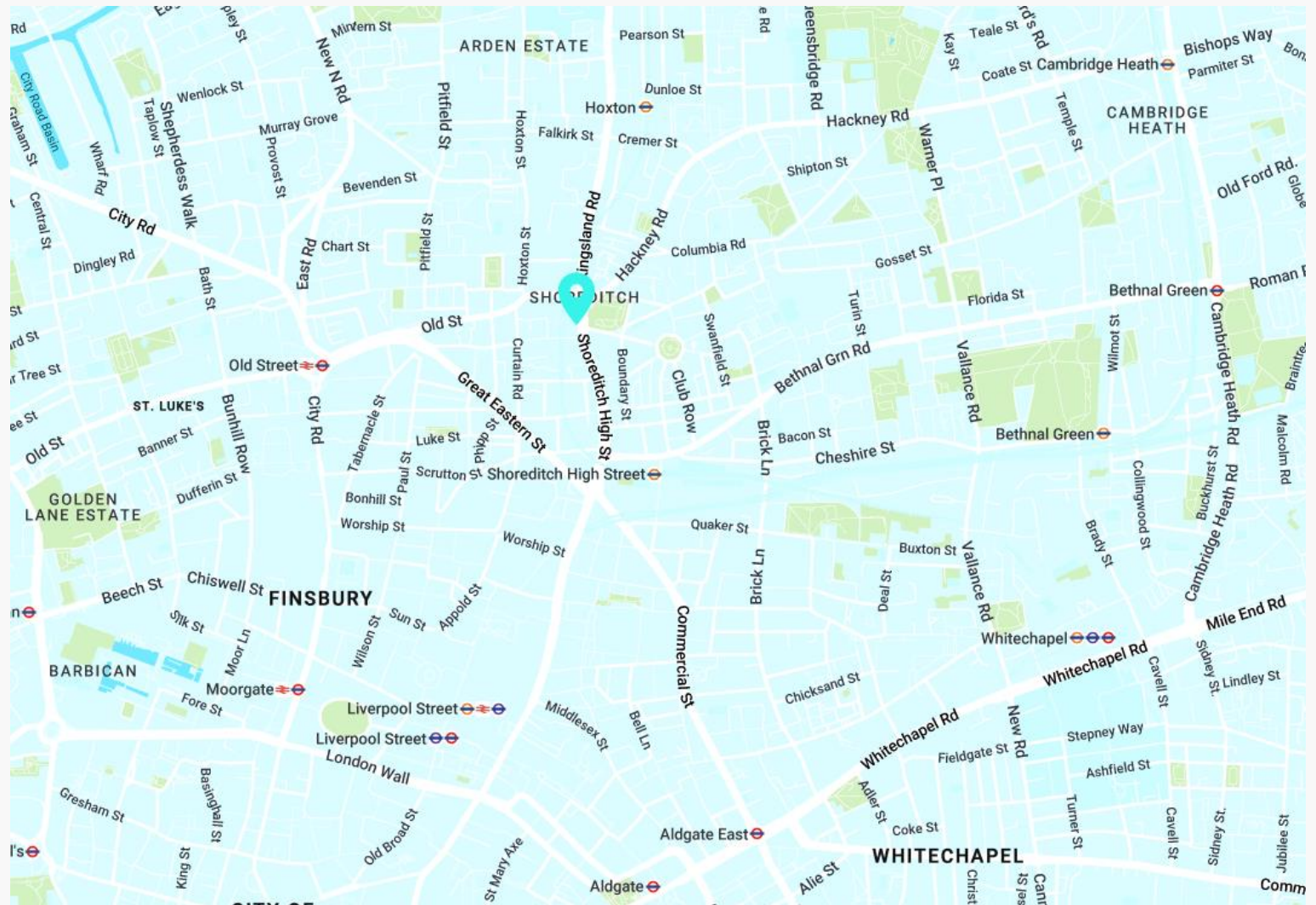
Old Street – 8 Mins Walk



AREA

The building is situated on Shoreditch High Street, which is known for its vibrant and dynamic atmosphere, blending residential and commercial spaces, including offices, shops, and dining options, as well as being within close proximity of the Truman Brewery complex, Spitalfields market, and Brick Lane. Shoreditch High Street, Hoxton, Aldgate & Aldgate East stations are all a short walk away, making it well-connected to Central London.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PA)	RATES (PA)	SERVICE CHARGE (PSF)	TOTAL (PCM)
Lower Ground	1,978	-	-	-	-	-
Ground	1,645	-	-	-	-	-
First	1,435	-	-	-	-	-
Total	5,058	Available	£205,000	£49,020	N/A	£21,168

LEASE

A new lease to be contracted outside the Landlord & Tenant Act

TIMING

Available immediately.

CONTENT

[View on our website](#)



RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable.

VIEWINGS VIA JOINT SOLE AGENTS

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