

**131 SHOREDITCH HIGH
STREET,
EI**

2,096 SQ. FT.
PRIME SHOREDITCH RETAIL OPPORTUNITY
SHOREDITCH, EI

DESCRIPTION

The property is situated over ground and lower ground and currently operates as Starbucks. The unit occupies a prime position on Shoreditch High Street, in the heart of Shoreditch and benefits from a prominent frontage and great footfall 7 days a week. Further amenities include, air conditioning throughout and excellent ceiling heights. This premises would be of interest to any retail, café or restaurant options (that do not require extraction).

AMENITIES



PRIME SHOREDITCH RETAIL LOCATION WITH 7-DAY TRADE





TRANSPORT

Shoreditch High St – 6 Mins Walk



Old Street – 10 Mins Walk



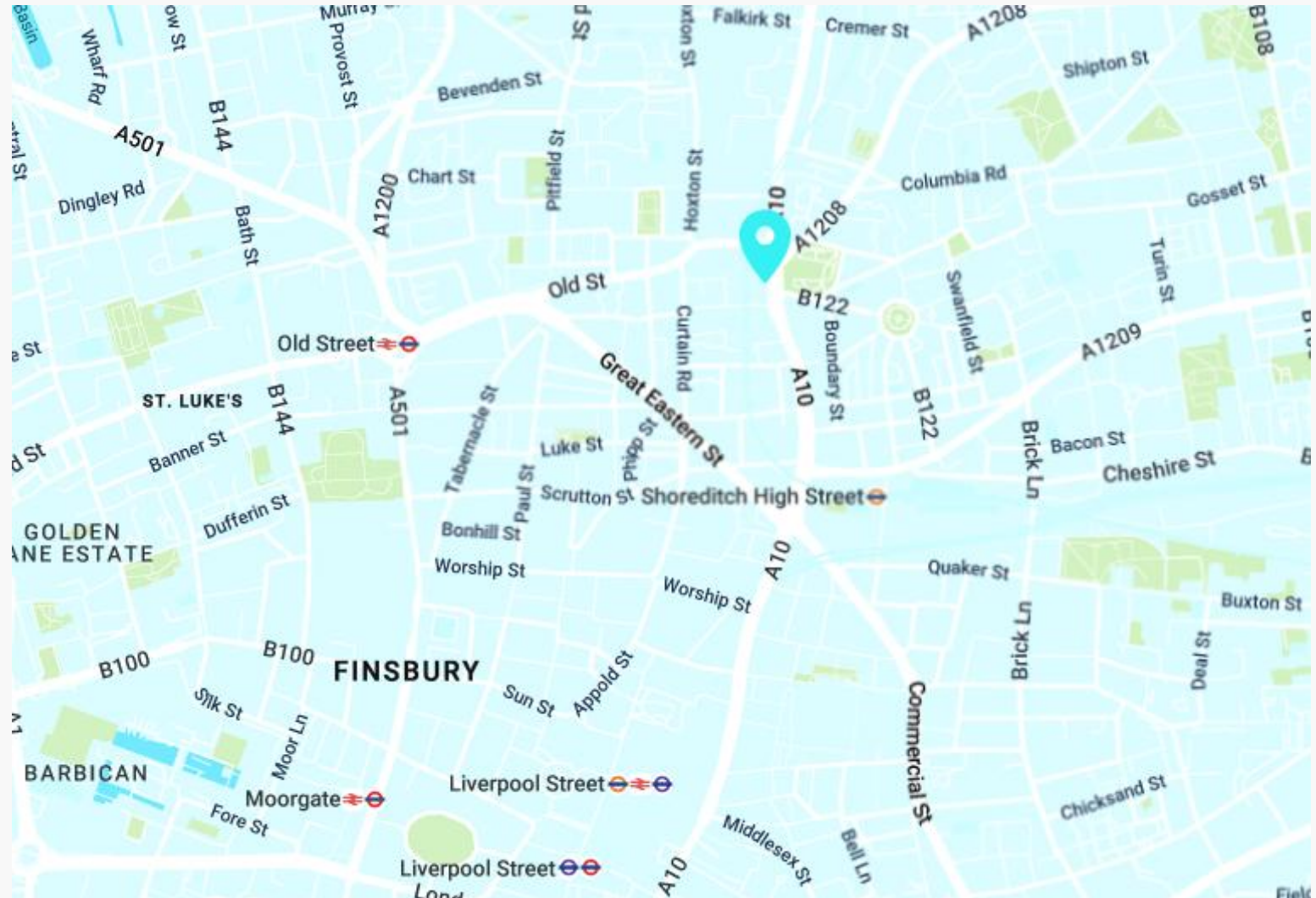
Liverpool Street – 12 Mins Walk



AREA

The premises are located on the west side of Shoreditch High Street, between Old Street and Rivington Street on the edge of the vibrant 'Shoreditch Triangle'. There are a range of other retailers in the immediate vicinity including Sneakersnstuff, Cowling & Wilcox, Oliver Spencer, SCP, Lee Broom, Goodhood as well as Boxpark and Redchurch Street.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PA)	RATES (PA)	SERVICE CHARGE (PA)	TOTAL (PCM)
G	928					
LG	1,168					
Total	2,096	Under Offer	£95,000	£32,000	£10,000	£11,416

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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