

**69 GREAT EASTERN
STREET
EC2**

2,019 SQ FT
PRIME SHOREDITCH RETAIL OPPORTUNITY
SHOREDITCH, EC2

DESCRIPTION

The premises is situated over ground and lower ground floors and boasts excellent return frontage to both Great Eastern St and Willow Street. The unit occupies a prime position, in the heart of Shoreditch and benefits from a good footfall 7 days a week.

The premises are stripped back ready for shop fit out, with potential to increase ground floor area by negotiation.

AMENITIES



GOOD FOOTFALL



EXCELLENT
NATURAL LIGHT



E CLASS USE



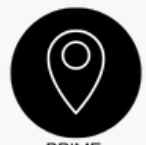
7 DAY TRADE



AIR
CONDITIONING



OPEN PLAN



PRIME
LOCATION



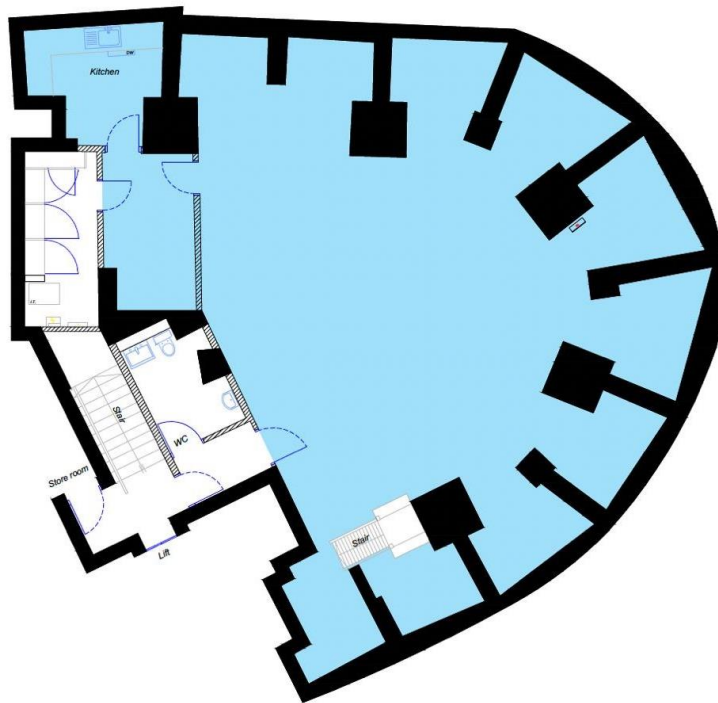
GOOD FRONTAGE



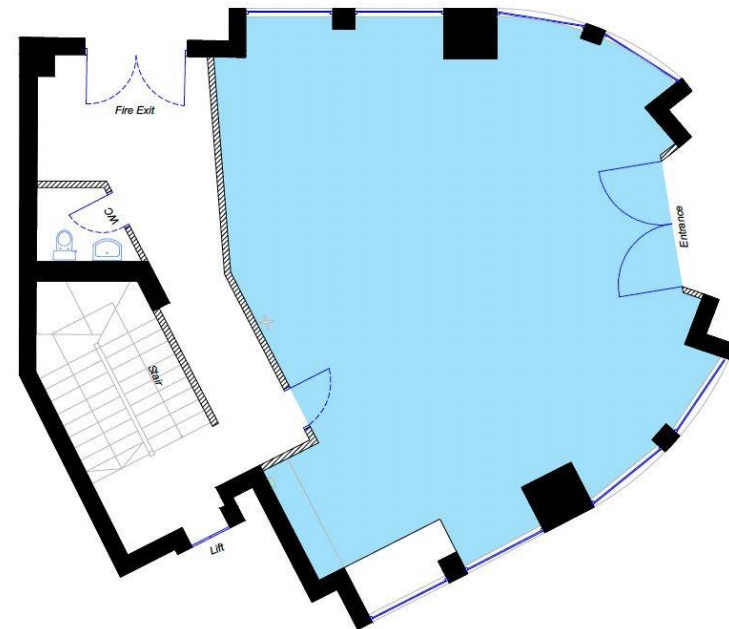
EXCELLENT
TRANSPORT LINKS

PRIME SHOREDITCH RETAIL/ SHOWROOM PREMISES FOR RENT





Lower Ground Level



Ground Level

TRANSPORT

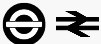
Shoreditch High St – 5 Mins Walk



Liverpool Street – 9 Mins Walk



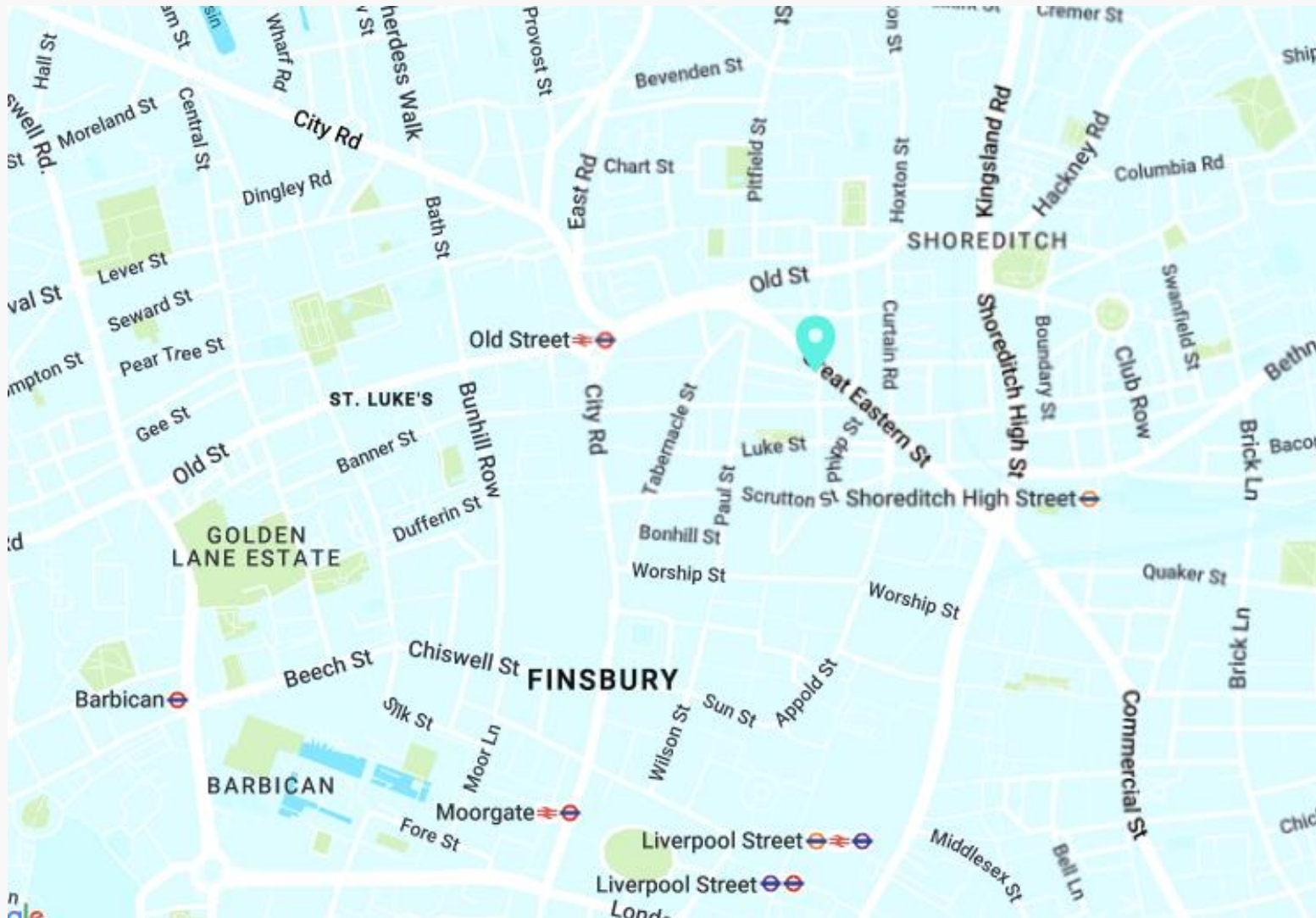
Old Street – 6 Mins Walk



AREA

Located in the heart of Shoreditch, the building occupies a prominent position within the 'Shoreditch Triangle'. It enjoys excellent connectivity, being a short walk from Liverpool Street and Old Street stations. The area remains one of London's most vibrant hotspots, home to niche retailers, trendy restaurants, bars, private members' clubs, new hotels, and residential developments

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PA)	RATES (PA)	SERVICE CHARGE (PSF)	TOTAL (PCM)
Ground	756					
Lower Ground	1,263					
Total	2,019	Available	£120,000	£26,500	TBC	£12,208

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 LETTING AGENTS

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