

**GREAT EASTERN
STREET 5-9,
EC2**

3,000 SQ FT
PRIME SHOREDITCH RETAIL/CAFÉ
OPPORTUNITY
SHOREDITCH, EC2



DESCRIPTION

The premises is situated over ground and lower ground and provides fully-fitted warehouse style restaurant unit. The unit occupies a prime position on Great Eastern 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, loading facilities, and excellent transport links. 5-9 Great Eastern Street would be of interest to any retail, café or restaurant options.

AMENITIES



GOOD FOOTFALL



EXCELLENT
NATURAL LIGHT



E CLASS USE



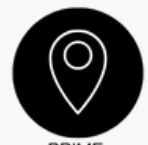
7 DAY TRADE



AIR
CONDITIONING



OPEN PLAN



PRIME
LOCATION



GOOD FRONTAGE



EXCELLENT
TRANSPORT LINKS

PRIME SHOREDITCH RETAIL/CAFÉ PREMISES FOR RENT



TRANSPORT

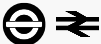
Shoreditch High St – 3 Mins Walk



Liverpool Street– 8 Mins Walk



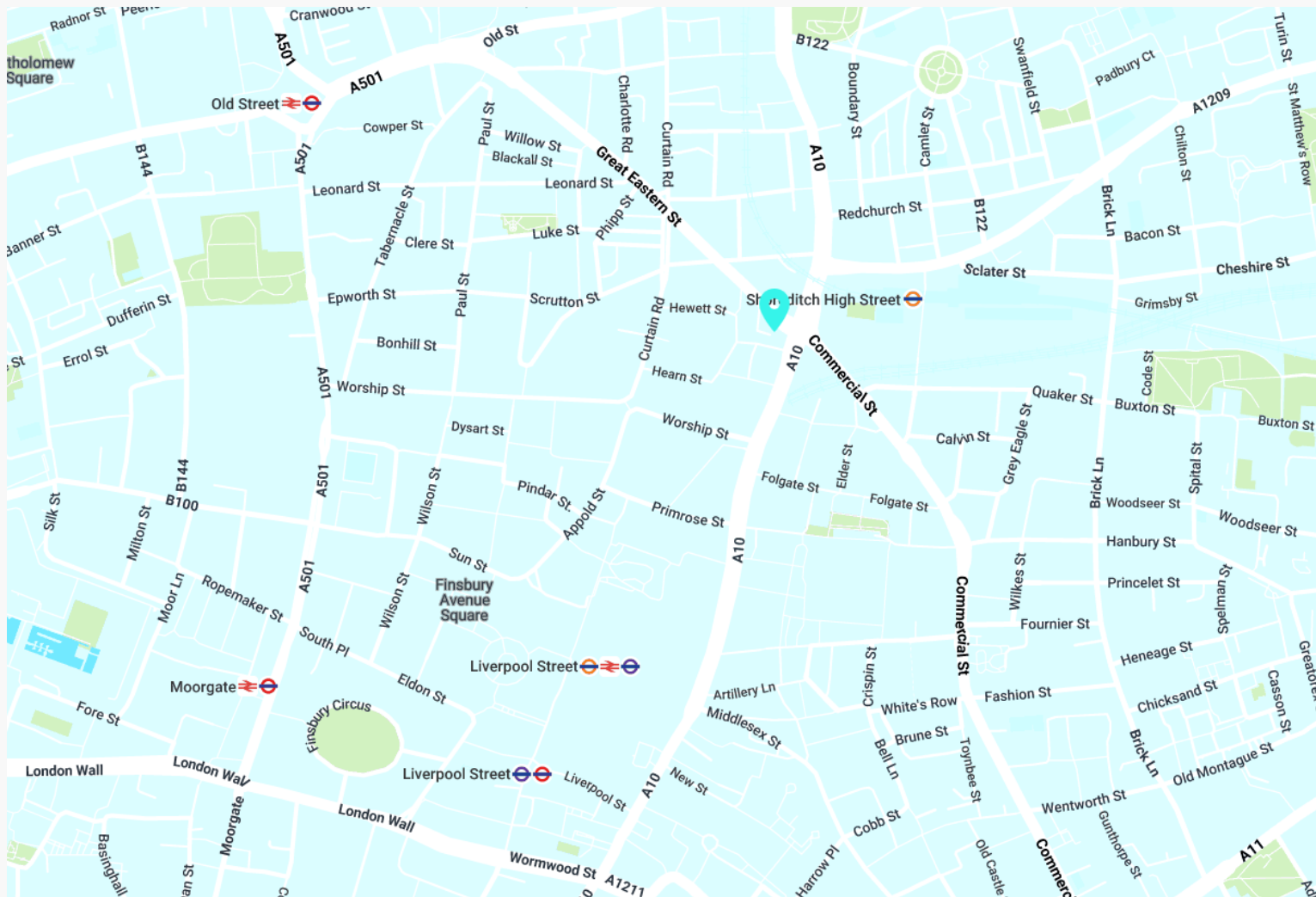
Old Street– 10 Mins Walk



AREA

Located in the heart of Shoreditch, the building occupies a prominent position within the ‘Shoreditch Triangle’. It enjoys excellent connectivity, being adjacent to Shoreditch High Street Station and 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)
G & LG	3,000	Available	£135,000	Est. £52,800	TBC	£15,650

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 SOLE AGENTS

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