

**SCLATER STREET,
E1**

1,600 SQ. FT
PRIME SHOREDITCH CORNER FRONTAGE
RETAIL UNIT FOR RENT



CAR PARK
→
NO COIN CHANGE
NO U.K.C.

Traffic
Enforcement
Cameras

ENTER

ENTER

ENTER
CLATER STREET

Y&C
KITCHEN

5*

WIN & DRINKS

DESCRIPTION

A very prominent retail unit in the heart of Shoreditch, offering retail space over ground and lower ground floors. The unit benefits from excellent return frontage with high footfall throughout the week.

Neighboring occupiers include APC, Goodhood, Kotn, Studio Nicholson with local food and beverage offerings such as AllPress, Brat & Smoking Goat.

PRIME SHOREDITCH RETAIL PREMISES



AMENITIES



GOOD FOOTFALL



EXCELLENT
NATURAL LIGHT



E CLASS USE



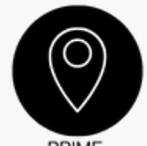
7 DAY TRADE



SELF-CONTAINED



OPEN PLAN



PRIME
LOCATION



GOOD FRONTAGE



EXCELLENT
TRANSPORT LINKS

TRANSPORT

Shoreditch High St – 2 Mins Walk



Liverpool Street – 2 Mins Walk



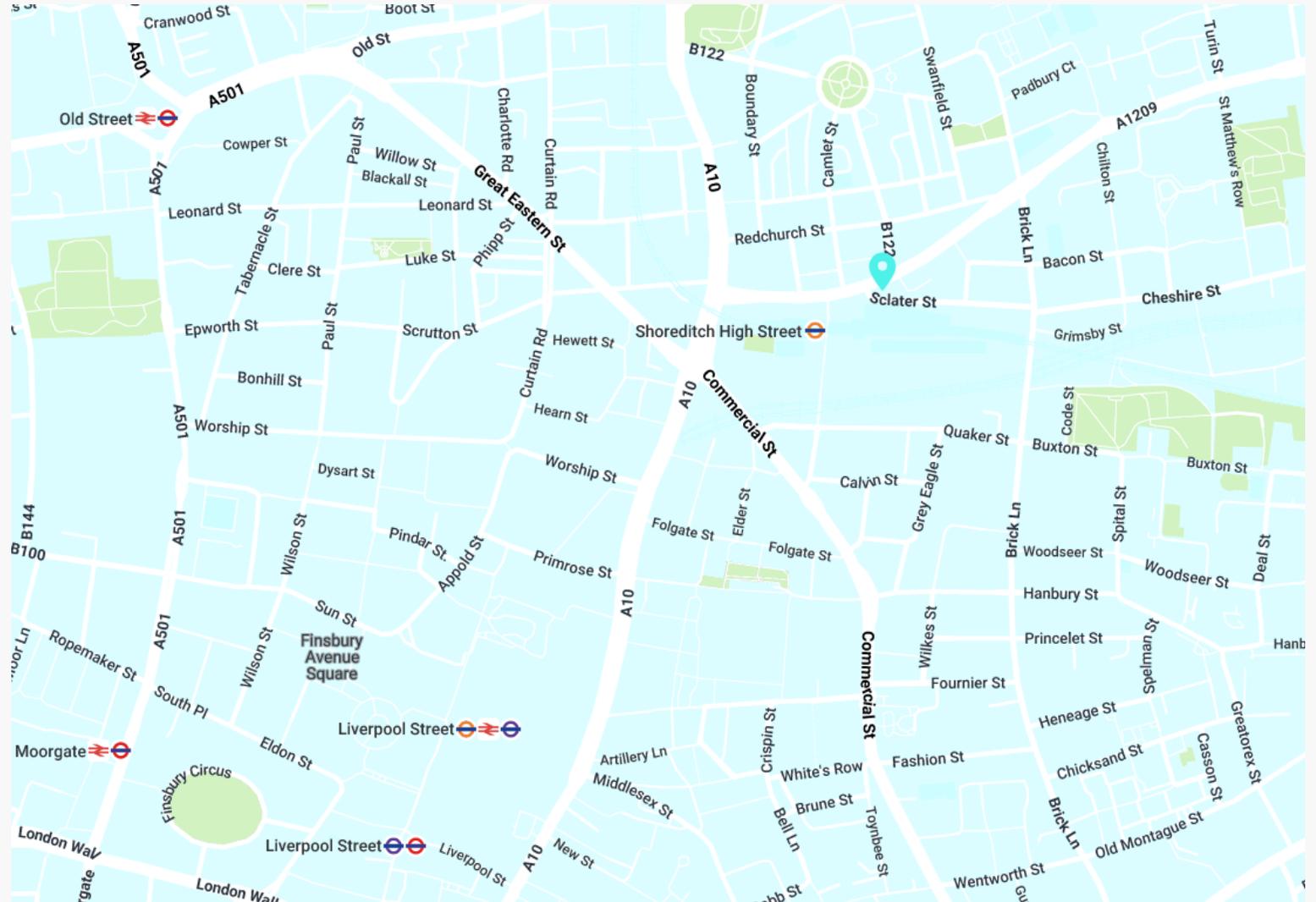
Old Street – 10 Mins Walk



AREA

Located in the heart of Shoreditch, opposite from Redchurch Street, the building occupies a prominent position in the 'Shoreditch Triangle'. The area continues to be one of London's foremost vibrant hotspots offering an abundance of niche retailers, fashionable restaurants and bars with an exciting array of private members clubs, new hotels and residential schemes.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PA)	RATES (PA)	SERVICE CHARGE (PSF)	TOTAL (PCM)
Ground	735	Under Offer	-			
Lower	865	Under Offer				
Total	1,600	Under Offer	£72,500	£28,652	TBC	TBC

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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