

# SCLATER STREET, EI

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







## 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.

## AMENITIES



GOOD FOOTFALL



EXCELLENT  
NATURAL LIGHT



E CLASS USE



7 DAY TRADE



SELF-CONTAINED



OPEN PLAN



PRIME  
LOCATION



GOOD FRONTAGE



EXCELLENT  
TRANSPORT LINKS

## PRIME SHOREDITCH RETAIL PREMISES



## TRANSPORT

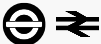
Shoreditch High St – 2 Mins Walk



Liverpool Street – 2 Mins Walk



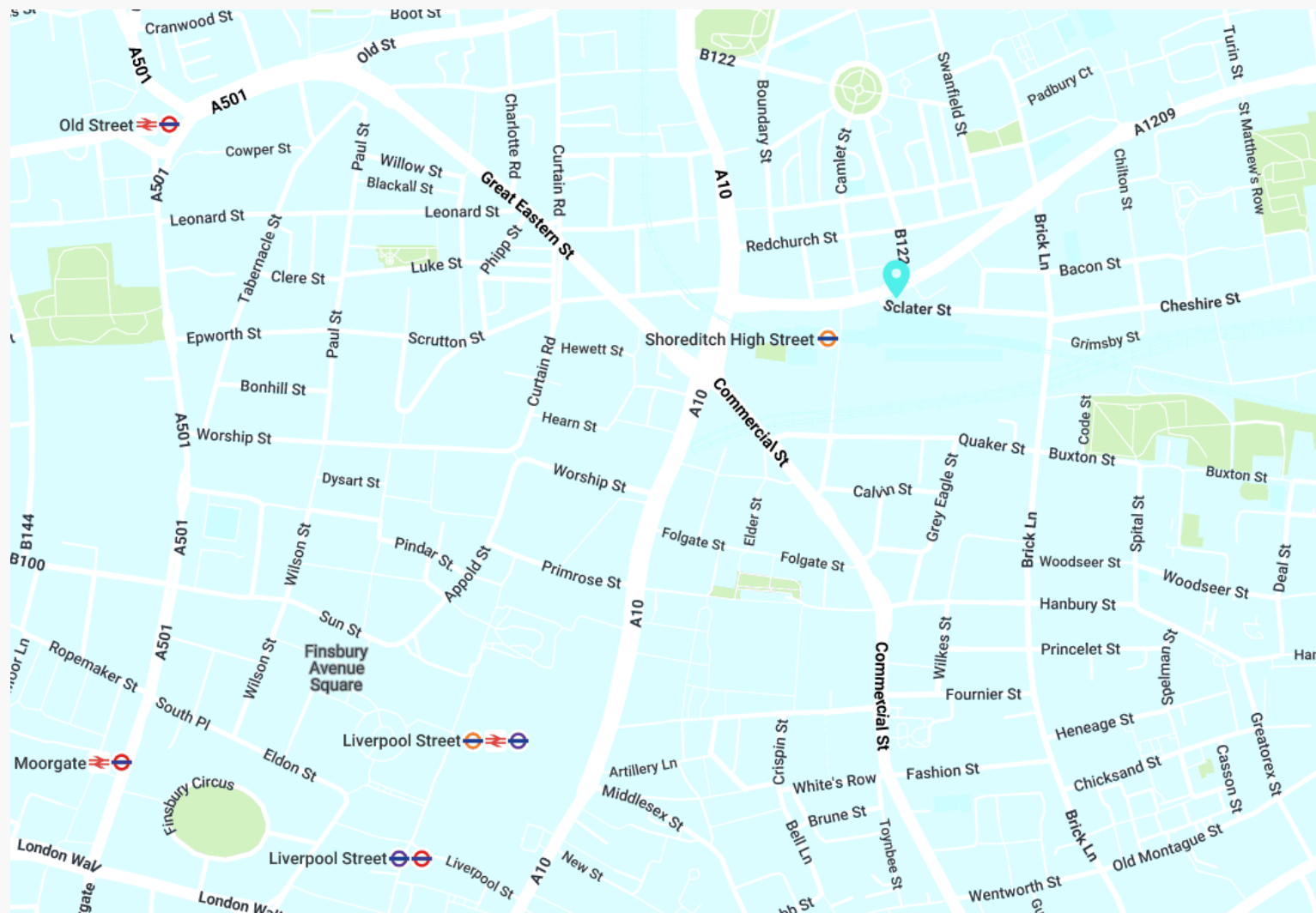
Old Street – 10 Mins Walk



## 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	Available	-			
Lower	865	Available				
Total	1,600	Available	£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.

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# VIEWINGS VIA SOLE AGENTS

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