



STRETTONS

EST 1931

# 13 PROVOST STREET, SHOREDITCH, LONDON, N1 7NH

**TO LET**

Healthcare / Office

1,071 sq ft / 99.5 sq m

£50,000 per annum

# Medical Centre located in Central Old Street



- Entirely self-contained with own front door and direct street access
- Existing medical centre with scope for alternative uses
- Private W/C, shower and kitchen facilities
- Ground floor ceiling height 3m
- Suitable for a range of uses included Office, Fitness/Wellness and Retail

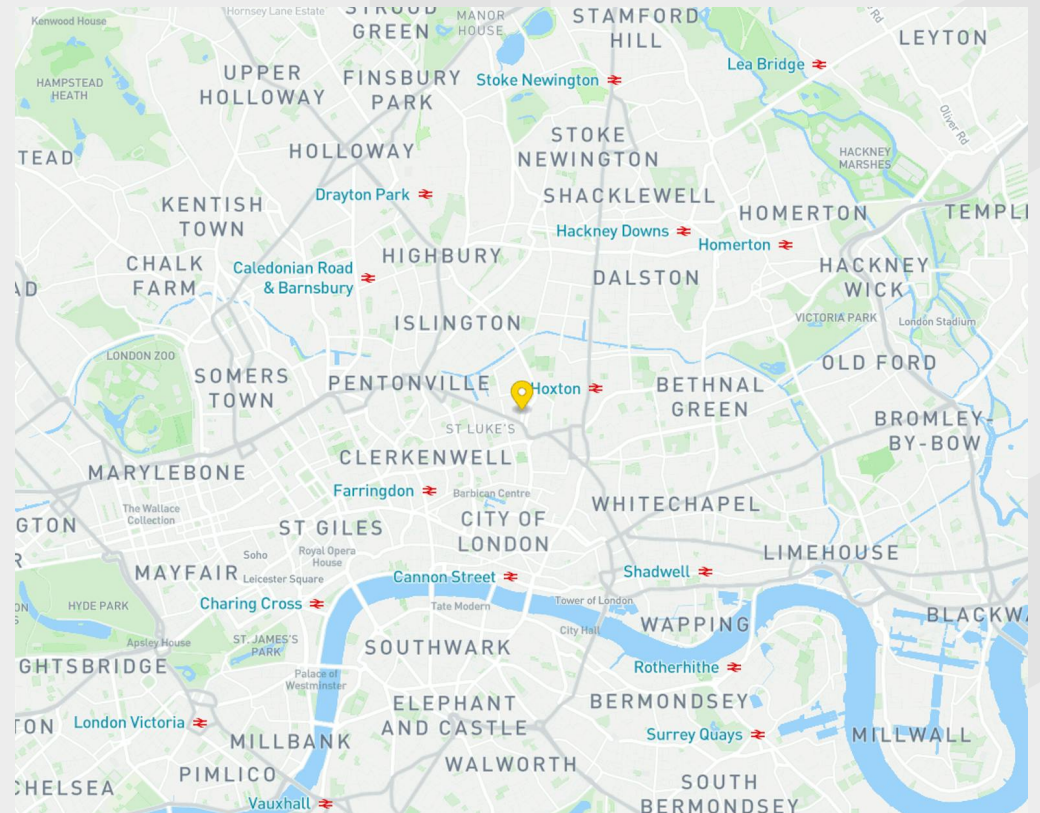


## Description

A rare, entirely self-contained building providing a unique opportunity to continue trading as a Medical/Beauty clinic. Alternatively, due to the private entrance and self-contained nature the building would be of interest to Office occupiers as well as alternative uses such as Fitness/Wellness or Retail. The property is configured over ground and first floors, providing private Kitchen, WC and Shower facilities for the end occupier. The street presence offers excellent branding opportunities.

## Location

The property is situated on Provost Street, next door to the Montcalm Shoreditch Hotel, and within a 2-minute walk of Old Street Station (Northern line and Great Northern services). The area is one of Central London's fastest-growing and most vibrant commercial districts, offering an outstanding array of restaurants, cafés, and bars.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Total month	Availability
Ground	511	47.47	-	-	-	Available
1st	560	52.03	-	-	-	Available
Unit - Total	1,071	99.50	£50,000 /annum	£16,308 /annum	£5,525.67	Available

### Tenure

New Lease

### EPC

D

### VAT

To be confirmed

### Configuration

Fitted

### Contacts

Joel Barnes  
07974 625 109  
joel.barnes@strettons.co.uk

Alfie Ziff  
07803 850 224  
alfie.ziff@strettons.co.uk

Tom Schwier  
07583 037 559  
tom.schwier@strettons.co.uk



Strettons and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated on 28/05/2026