

# 107-108 Shoreditch High Street, E1 6JN

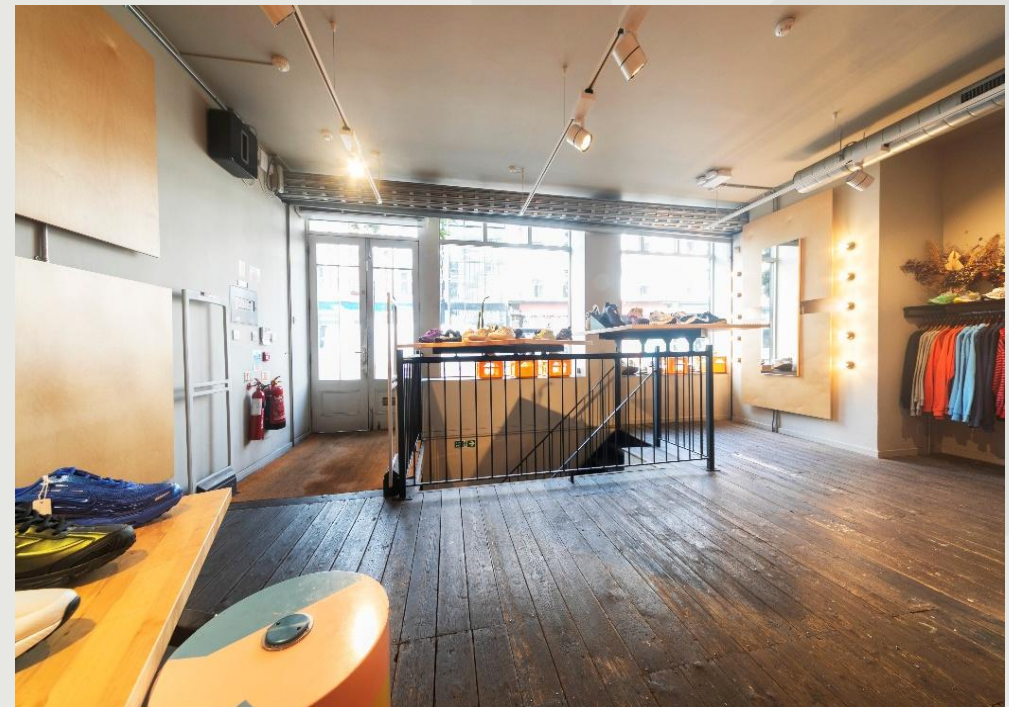


**Investment - Retail & Leisure**  
**3,768 sq ft / 350.1 sq m**  
**Offers in the region of £1,700,000**

**FOR SALE**

# Opportunity Summary

- Freehold Investment comprising a shop arranged over ground and lower floors. The residential upper floors have been sold off on long leases.
- Ground and lower let to Sneakersstuff Limited on a lease, inside the security of tenure provisions of the Landlord & Tenant Act 1954 Part II. Expiring 2029.
- Commercial floor area extends to 3,768 sq ft / 350.04 sq m.
- Proximity to Shoreditch High Street and Liverpool Street stations.
- Prominent location on Shoreditch High Street, adjacent to boutique hotel One Hundred Shoreditch, formerly Ace Hotel.
- Vibrant commercial district with a strong concentration of F&B including, Dishoom, Cricket, The Smoking Goat, Bao & Pizza Pilgrims



# Location

Situated on the east side of Shoreditch High Street, close to its junction with Calvert Avenue and Shoreditch High Street/Kingsland Road (A10). Old Street station provides London Underground and National Rail services whilst Shoreditch High Street and Hoxton stations are served by London Overground.

# The Property

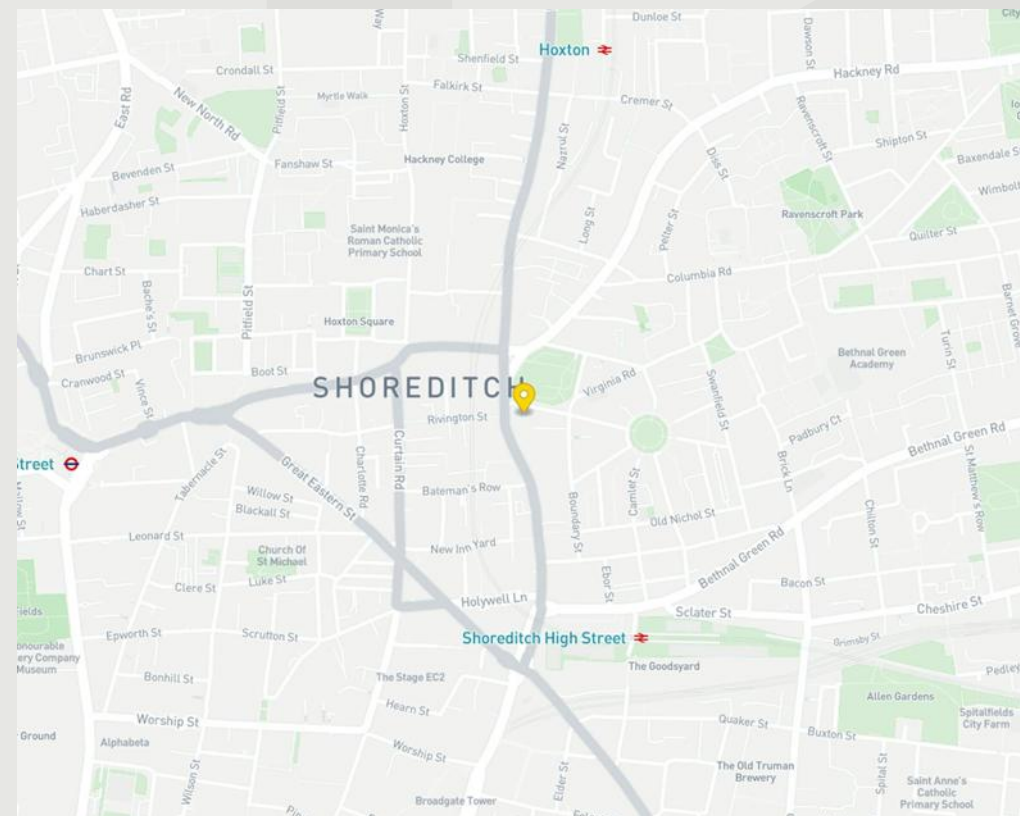
The property is part of a mid-terraced Georgian-style building, occupied by Sneakersstuff Limited for the sale of high-quality designer clothing and footwear. The ground floor has an attractive fit-out with plastered ceilings, suspended spotlights, exposed metal vents, and part-plastered/part-exposed brick walls with display racking. Timber-framed, single-glazed shop front with an internal electric roller shutter.

The basement is accessed via stairs at the front and rear of the ground floor and features plastered ceilings with fluorescent lighting, plastered walls, and a solid concrete floor. there is disabled-accessible WC and kitchenette/staff cloakroom at the rear.

# Accommodation

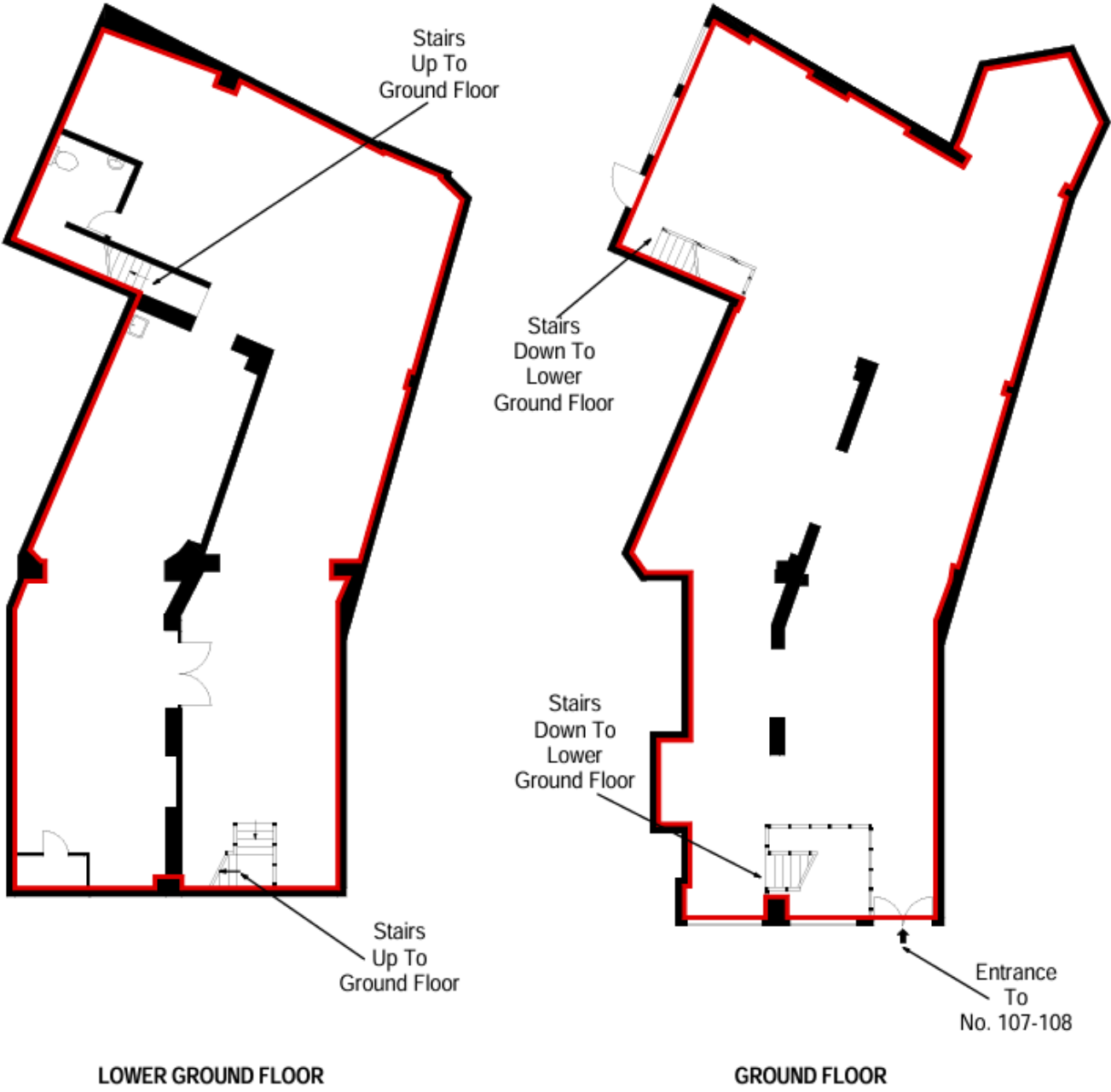
The property comprises the following floor areas:

Floor	GIA Sq. Ft	GIA Sq. M
Ground	1,910	177.43
Basement	1,858	172.61
<b>Total</b>	<b>3,768</b>	<b>350.06</b>



# Floorplan

The floorplan below is illustrative of the ground floor commercial unit.



LOWER GROUND FLOOR

GROUND FLOOR



# Tenancy & Tenure

## Tenure

Freehold.

## Tenancy

The lease is let out on the following lease terms:

Tenant	Term	Term Expiry	Rent Reviews	RR Term	Rent £pa	1954 Act Protection
Sneakersstuff Ltd	15	2029	2024 Review Outstanding	Every 5th year, OMR FR&I	£150,000	Yes

## Covenant

Sneakersstuff Limited (SNS) was founded in Stockholm in 1999 and has been trading since 2013.

SNS have stores in Paris, Berlin, London & Stockholm as well as, historically, New York, Los Angeles & Tokyo.

SNS was acquired in 2025 by German venture capital firm Reziprok Ventures, who's portfolio includes companies such as LVL World of Gaming and Galakto

Reziprok Group is a value-driven investment boutique dedicated to sustainable growth and long-term success, partnering with visionary founders, ambitious SMEs, and established brands to unlock their full potential.



## Planning

The local planning authority is the London Borough of Hackney. The property is not Listed, is not within a Conservation Area, and is not under Article 4 Direction.

## Technical Information

A data room containing all further supporting technical information in relation to the sale is available to interested parties upon request.

## AML

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Purchaser will be required to comply with our Anti Money Laundering policy. Further details on request.

## EPC

EPC

E - 114

## VAT

The property is VAT elected.

## Capital Allowances

There are no capital allowances available.

## The Opportunity

Offers are invited in the region of **£1,700,000** for the Freehold interest, reflecting a **Net Initial Yield of 8.40%** on the passing rent, assuming standard purchasers costs.

## Viewing & Further Information

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