fyfe mcdade

To Let



301 Hoxton Street

London, N1 5JX

Retail unit To Let near Hoxton Street Market

409 sq ft

(38 sq m)

- Available now
- Few minutes walk from Old Street & Liverpool stations
- Established history of food and takeaway operation
- High-Density Residential and office catchment
- New lease
- Prominent shop frontage

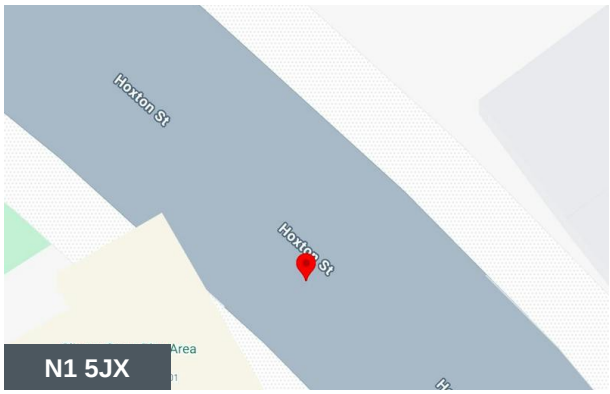
East Central – 020 7613 4044
West Central – 020 7837 2022

www.fyfemcdade.com

301 Hoxton Street, London, N1 5JX

Summary

Available Size	409 sq ft
Rent	£15,500 per annum
Rateable Value	£13,750 Apply through Hackney council for business rates discount up to 100%
Service Charge	The building insurance is £95.49 per annum.
VAT	Not applicable
Legal Fees	Ingoing tenant is liable for both parties legal costs. The council will charge the prospective tenant £2,100 to draft the lease.
EPC Rating	D (78)







Description

A well-positioned ground floor retail unit extending to approximately 409 sq ft and arranged to provide a commercial space suitable for a variety of occupiers. The premises benefit from Class E use, offering flexibility for retail, showroom, office, and service-based businesses, subject to any necessary consents.

The unit provides an excellent opportunity for businesses seeking a presence in a highly sought-after East London location. The accommodation offers a practical and adaptable layout, suitable for a range of trading requirements, with the potential to be configured to suit individual occupier needs.

Location

The property is prominently situated on Hoxton Street, one of Hoxton's established and well-known commercial thoroughfares. The area benefits from a vibrant mix of independent retailers, cafés, restaurants, bars, and creative businesses, creating a lively environment with strong local footfall throughout the day.

Hoxton is a popular destination for both established brands and independent operators, benefiting from its proximity to Shoreditch, Old Street, and the City of London. The property benefits from excellent transport connectivity, with Hoxton Overground Station and Old Street Underground Station located within convenient walking distance, providing access across London.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	409	38	Available
Total	**409**	**38**	

Viewing & Further Information



George Sarantis
020 7613 4044 | 0731 1077 549
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CARIBBEAN & AFRICAN CONVENIENCE
ALAYO A
FOODS & COSMETICS

Energy performance certificate (EPC)

301 Hoxton Street Hackney LONDON N1 5JX	Energy rating **D**	Valid until:	**15 November 2036**
		Certificate number:	**3717-1277-2515-6528-1588**

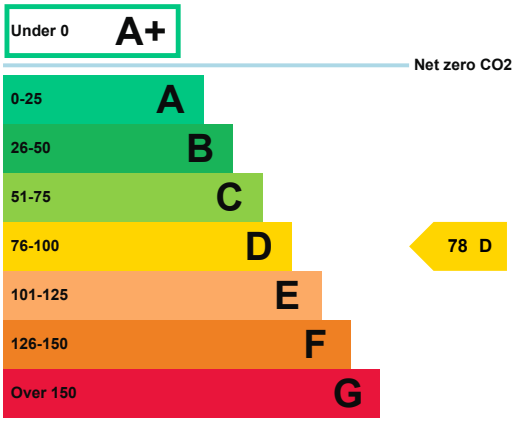
Property type	Retail/Financial and Professional Services
Total floor area	38 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built — **10 A**

If typical of the existing stock — **40 B**

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	23.44
Primary energy use (kWh/m2 per year)	249

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/5242-8928-8928-8774-1144).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Ori Reiss
Telephone	07834488833
Email	ori@epcassure.com

Contacting the accreditation scheme

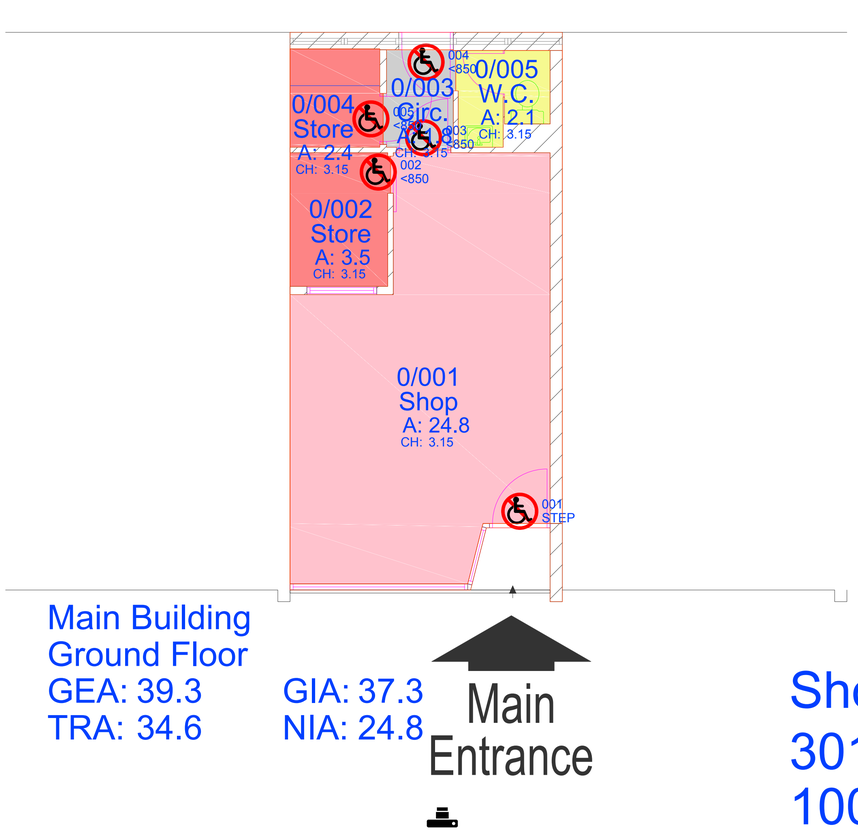
If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/028124
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

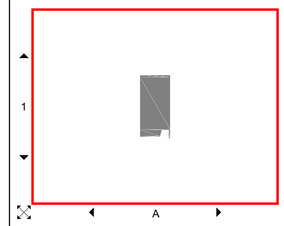
Employer	EPC Assure Ltd
Employer address	20-22 Wenlock Road London
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	5 November 2026
Date of certificate	16 November 2026

DO NOT SCALE FROM DRAWING. ALL DIMENSIONS MUST BE TAKEN ON SITE.



Main Building
Ground Floor
GEA: 39.3
TRA: 34.6

GIA: 37.3
NIA: 24.8





- Accommodation
- Changing/Cloaks
- Child Care
- Circulation
- Dining
- Kitchen
- Medical
- Office
- Plant
- Recreation
- Resource
- Retail
- Sport/Fitness
- Store
- Toilet
- Training/Teaching
- Unclassified
- Utility
- Vehicle Storage
- Workshop
- Worship

<850 & / OR STEP

Shop
301 Hoxton Street
100023135234
100023135234

Site Area:	
Gross External Area:	39.3
Gross Internal Area:	37.3
Total Room Area:	34.6
Net Internal Area:	24.8

Rev	Description	Drn	Chk	Date
00	Initial Supply	CC	ARB	15/01/2009

Hackney

CAD-CAPTURE

CAD-CAPTURE AssetCapture™ www.assetcapture.net Tel: 01254 504450

Property: Shop
301 Hoxton Street

Title: Ground Floor Plan

Area Information		Job:	S4062
Total Site Area:		Scale:	NOT TO SCALE
Gross External Area:	39.3	Date:	15/01/2009
Gross Internal Area:	37.3	Survey:	19/11/2008
Total Room Area:	34.6	Drawn:	CAD-CAPTURE
Net Internal Area:	24.8	Checked:	ARB
Filename:	100023135234.dwg		

Drawing No: 100023135234