



Ground floor & basement

28 Cheshire Street, London, E2 6EH

Ground floor & basement retail unit To Let in Brick Lane, E2.

631 sq ft
(58.62 sq m)

- Lease assignment
- £95K premium
- Flexible retail, showroom, gallery or lifestyle space
- Established retail destination
- short walk from Shoreditch High Street overground and Liverpool Street station
- Attractive period building
- 426 sq ft rear outdoor space

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Summary

Available Size	631 sq ft
Passing Rent	£30,000 per annum
Premium	£95,000
Rateable Value	£23,250 The existing tenant is currently paying £7,000 per year.
Service Charge	No service charge. The building insurance cost is approx. £700 per year.
VAT	Applicable
Legal Fees	Ingoing tenant is liable for both parties legal costs
EPC Rating	E (104)

Description

An excellent opportunity to acquire the leasehold interest of this attractive ground floor and basement retail unit, arranged within an attractive period building. The property provides well-configured accommodation over ground floor and basement levels, offering versatile retail space together with valuable ancillary storage.

The premises benefit from a private rear outdoor area extending to approx. 426 sq ft, providing a rare amenity space for occupiers in this location.

The unit is suitable for a variety of Class E uses, subject to the terms of the existing lease and any necessary consents, making it suitable for retail, showroom, gallery, lifestyle or similar operators.

Location

The property is situated on Cheshire Street, in the heart of Shoreditch, one of East London's most established and vibrant commercial districts. Cheshire Street is renowned for its independent retailers, cafés, restaurants and creative businesses, with Brick Lane, Spitalfields and Shoreditch High Street all within close proximity. The area benefits from excellent transport connections, including Shoreditch High Street Overground Station, Liverpool Street Station and Aldgate East Underground Station.

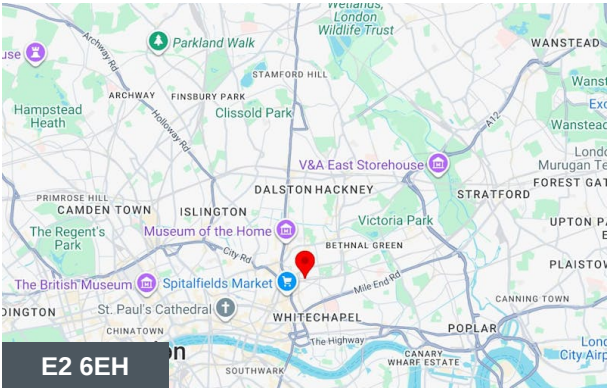
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	289	26.85	Available
Basement	342	31.77	Available
Outdoor	426	39.58	Available
Total	1,057	98.20	

Premium & Lease Terms

A premium of £95,000 is sought for the lease assignment, including the coffee shop business, fixtures, fittings and equipment. The lease runs for 10 years from 22 May 2026 until 2036. The lease is contracted outside the Landlord and Tenant Act 1954 and includes a tenant-only break option in May 2031, subject to 6 months' notice. The rent is reviewed every 5 years on an upward-only basis to the higher of the passing rent or open market rent.



Viewing & Further Information



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