



134A Kingsland Road

London, E2 8DY

Shoreditch/Hoxton Restaurant - Great Fit Out

- Busy Location
- Excellent Fit Out
- Full Extraction in Situ
- Lease Assignment with 6 years Remaining
- Inside LTA 1954

134A Kingsland Road, London, E2 8DY

Summary

Passing Rent	£50,000 per annum
Premium	£40,000
EPC Rating	Upon enquiry

Description

The restaurant is fully fitted to an excellent standard as a fast casual burger restaurant, benefitting from a prominent, glazed frontage and a spacious layout. The ground floor is arranged to accommodate 30 covers and there is a large kitchen with full extract in the basement.

Location

Located on Kingsland in Hoxton, just moments from Hoxton station, this restaurant sits alongside numerous cafe's, restaurants and bars in an area known for its creative industries. Shoreditch High Street and Old Street stations are also close by.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	560	52.03
Basement	450	41.81
Total	1,010	93.84

Tenure

An assignment of the existing 15 year lease expiring in 2032, subject to 5 yearly rent reviews. It is understood that the lease is granted within the L&T Act 1954.

Passing Rent

50,000 per annum exclusive.

Premium

Offers in the region of £40,000 invited.

VAT

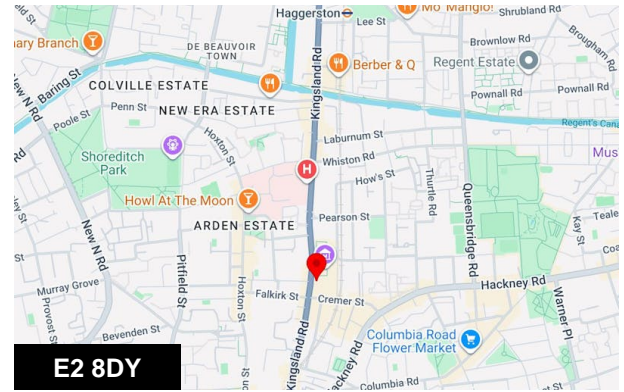
VAT may be applicable to the rent, premium and all other figures quoted.

Planning/Licence

The premises benefit from E Class planning.

Holding Deposit

A holding deposit will be required to secure the property which will allow a period of exclusivity and will be held in the CDG Leisure client account.



Viewing & Further Information



David Kornbluth

07507880040

davidk@cdgleisure.com