



Ground floor

110 Shoreditch High Street, Shoreditch, London, E1 6JN

Ground Floor Retail Premises Located on Shoreditch High Street

547 sq ft
(50.82 sq m)

- Available now
- Prime retail location
- Excellent frontage & visibility
- New lease available
- Strong pedestrian & passing footfall
- Great transport links via Shoreditch High Street, Liverpool Street & Old Street

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Summary

Available Size	547 sq ft
Rent	£50,000 per annum
Rates Payable	£12,606 per annum Further supporting relief may apply
Rateable Value	£33,000
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (83)

Description

Formerly known as 'Time For Tea' that was once a clock-makers and then a pawn shop, this property presents a rare opportunity to acquire a unique and boutique shop with period charm. The property is available on a new lease and located in a prime position on Shoreditch High Street between Calvert Avenue and Redchurch Street. The accommodation is arranged over the ground floor and basement within a quirky Georgian building.

Location

110 Shoreditch High Street is positioned in the heart of Shoreditch, one of London's best-known retail, leisure and creative destinations. The property is surrounded by a strong mix of independent and established occupiers, with Brick Lane, Redchurch Street, Boxpark Shoreditch and the wider Shoreditch retail and hospitality offer all within close proximity.

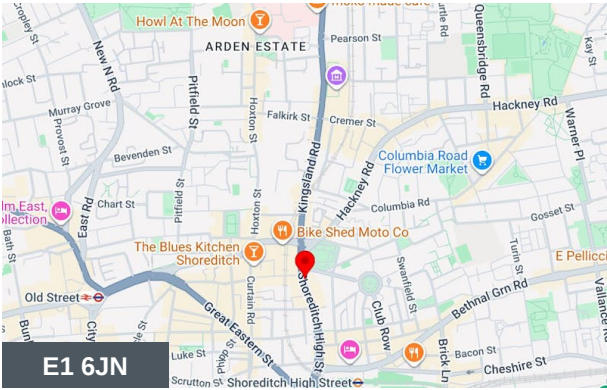
Shoreditch High Street Overground Station is within easy walking distance, providing direct connections across East London, while Liverpool Street and Old Street stations are also nearby, providing excellent access to the City, Canary Wharf and Central London.

The location benefits from a combination of strong footfall, excellent transport connections and a well-established local and visitor catchment, making it an attractive location for a wide range of commercial occupiers.

Accommodation

The accommodation comprises of the following

sq ft	sq m	Tenure
390	36.23	To Let
157	14.59	To Let



Viewing & Further Information

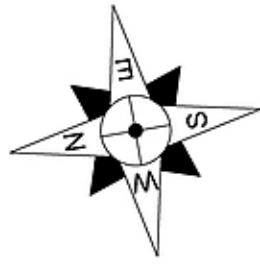


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9'10" x 5'2"
(3.00m x 1.57m)

5'0" x 4'6"
(1.52m x 1.37m)

Storage

WC

4'10" x 4'8"
(1.47m x 1.42m)

9'8" x 6'9"
(2.95m x 2.06m)

10'8" x 8'1"
(3.25m x 2.46m)

Shop

24'11" x 11'7"
(7.59m x 3.53m)

Basement
Approximate Floor Area
157 sq. ft
(14.58 sq. m)

Ground Floor
Approximate Floor Area
390 sq. ft
(36.23 sq. m)

Approx. Gross Internal Floor Area 547 sq. ft / 50.81 sq. m

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Produced by Elements Property