

## **TO LET**

Ground Floor and Basement, 134 Shoreditch High Street, London, E1 6JE

2,587 sq ft

Take-Away / Restaurant Unit To Let In Central Shoreditch / Edge Of City





## **Description**

The unit offers an open-plan layout over ground floor and basement space.

The ground floor internal width starts at 4.6 metres and widens to 7.6 metres with a ceiling height of 3.7 metres.

The unit has been recently fitted to a very high standard with a fully functioning kitchen and extraction in place at the rear of the ground floor - ready for restaurant/take-away use

Licensing details: The property has a Premises Licence permitting the sale of alcohol from 10:00 am until 12 midnight from Monday to Saturday and 12 noon until 11:30 pm on Sunday. (Historically trading as a bar)

The unit would be an ideal opportunity to secure a restaurant, take-away, F/B base in a very poplar Shoreditch/eastern City edge location.

All new tenancies are subject to a minimum three month rent deposit and rent will be due quarterly in advance.



The property is situated on Shoreditch High Street close to the busy junction with Old Street, Kingsland Road and Hackney Road.

A variety of established independent and national brands are in close proximity - including Starbucks, Pizza Pilgrims, Burger & Beyond, Bike Shed, Clove Club, Pret A Manger and The Court House Hotel.

Shoreditch High Street Overground Station and Box Park Shoreditch are both within five minutes' walk.

### **Key points**

- 1,291 square feet ground floor area and 1,296 square feet basement area - Total 2,587 square feet
- Kitchen with extraction on the ground floor
- Central Shoreditch location close to the junction with Old Street and Kingsland Road
- Assignment of existing 15 year lease, commenced in 2024, £90,000 annual rent

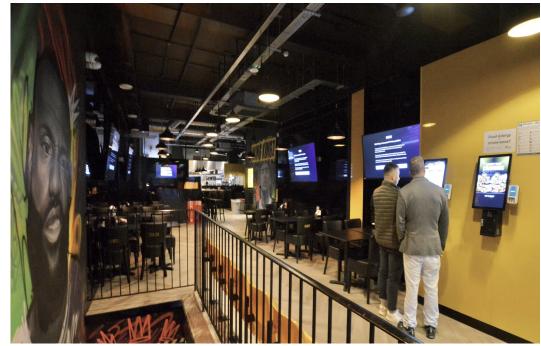












#### Accommodation

Name	sq ft	sq m	Availability
Ground	1,291	119.94	Available
Lower Ground	1,296	120.40	Available

## Rents, Rates & Charges

Lease	New Lease
Rent	£90,000 per annum
Rates	On application
Service Charge	On application
VAT	On application
EPC	B (43)

# Viewing & Further Information



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