



**STIRLING
ACKROYD**

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**



VIDEO TOUR

stirlingackroyd.com



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 popular 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.



Location

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



Iftakhar Khan
020 3967 0103
ikhan@stirlingackroyd.com



Brett Sullings
020 3967 0103
07826547772
bretts@stirlingackroyd.com



Theo Beckford
0203 911 3666
07584253887
Tbeckford@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 08/12/2025