



Front Shop

12-18 Hoxton Street, Shoreditch, N1 6NG

Shop To Let in the heart of Shoreditch.

675 sq ft
(62.71 sq m)

- Retail, showroom and/or office use
- a few minutes walk from Old Street & Liverpool stations
- Large display windows
- located in Hoxton Street, Shoreditch
- High ceilings
- New lease

Front Shop, 12-18 Hoxton Street, Shoreditch, N1 6NG

Summary

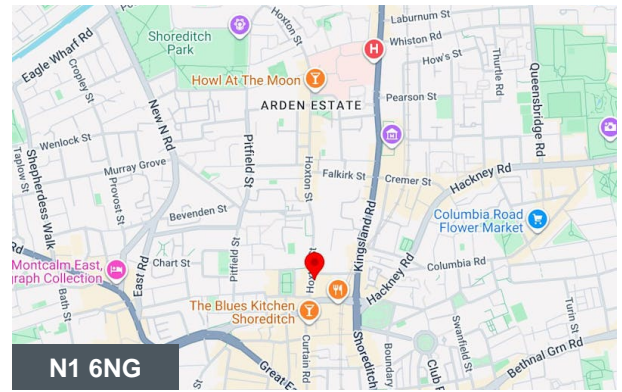
Available Size	675 sq ft
Rent	£37,000 per annum
Rates Payable	£10.67 per sq ft Small Business & RHL Relief Schemes may apply. Up to 100% discount
Rateable Value	£16,750
Service Charge	£6.56 per sq ft + the building insurance charged at £0,55 psf per year.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (78)

Description

A characterful commercial unit within the iconic HOXTON STREET STUDIOS, offering excellent frontage and flexible open-plan accommodation ideal for retail, showroom, gallery, wellness or creative use. The space benefits from high ceilings, strong natural light and original warehouse-style features, creating an authentic Shoreditch aesthetic suited to modern brands and operators.

Location

Shoreditch is home to variety of occupiers making it an ideal location for many creative companies. Nearby restaurants include Tramshed, The Merchants Tavern, Blacklock and The Clove Club along with a selection of other lunch spots. Old Street Underground, Liverpool Street Station and Shoreditch High Street Overground are all a short walk away offering plenty of options for commuters providing swift access into the City and Central London.

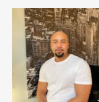


Viewing & Further Information



George Sarantis

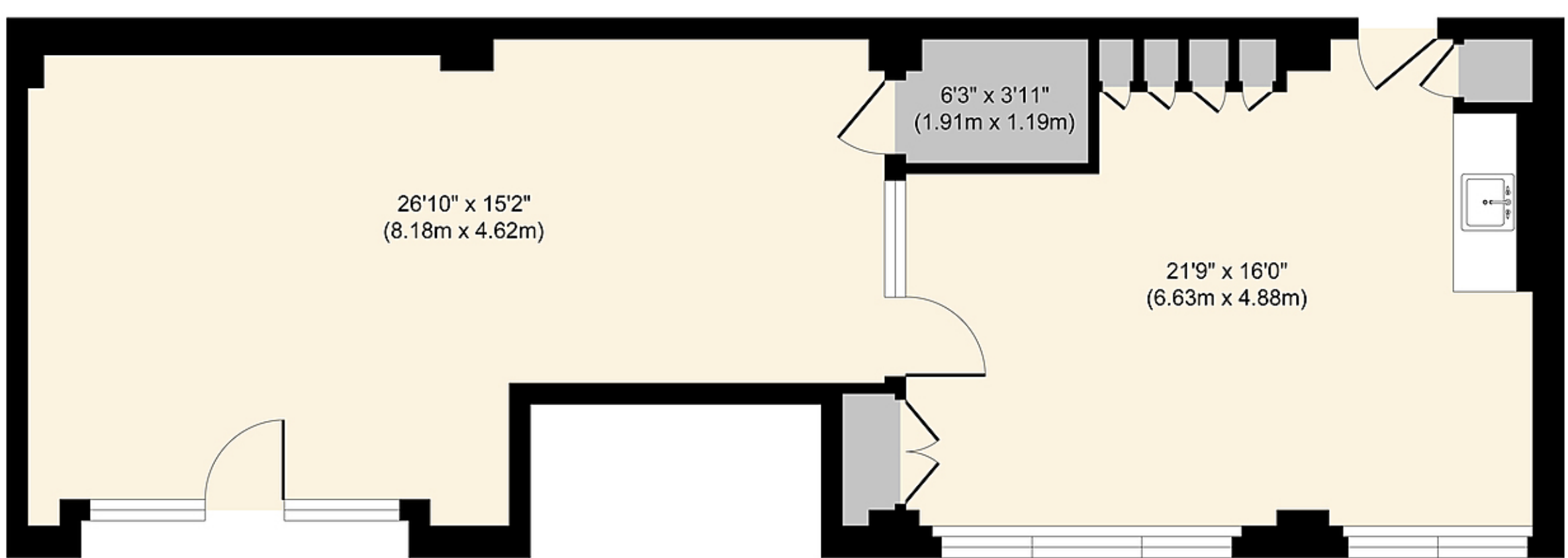
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Ground Floor

Approx. Gross Internal Floor Area 675 sq. ft / 62.70 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