



**STIRLING
ACKROYD**

TO LET

**Ground & Lower Ground,
313 Old Street, London,
EC1V 9LA**

5,892 sq ft

**Prime
Restaurant/Showroom
for rent in the heart of
Shoreditch**

stirlingackroyd.com



Description

313 Old Street is a mixed use building with an office floor and residential accommodation on the upper floors.

The restaurant unit is configured over ground floor and basement and the existing layout allows for 164 covers/seating

The restaurant currently trading as Busaba Eathai, the Thai casual dining restaurant group originally created by Alan Yau is offered subject to vacant possession.

Key points

- Rare opportunity to secure a restaurant space in the heart of Shoreditch
- Prominent and attractive corner/return frontage
- Existing layout offers 164 covers over ground floor and lower ground
- Excellent location on Old Street and close to Hoxton Square
- 5,892 sq ft - divided over ground floor and lower ground
- RENTAL £240,000 per annum - New Lease
- Subject to Vacant Possession



Location

The property occupies a highly prominent position on the corner of Old Street and Rufus Street, leading into Hoxton Square which offers an occupier an enviable position with high visibility.

This is a vibrant residential and commercial neighborhood in the heart of the Shoreditch Triangle.

The location supports a wide mix of commercial, retail and leisure occupiers with a hugely diverse range of established creative, design, media and fashion businesses combined with some of the most innovative start-up businesses in London.

Transport Links



Old Street 0.3 Miles



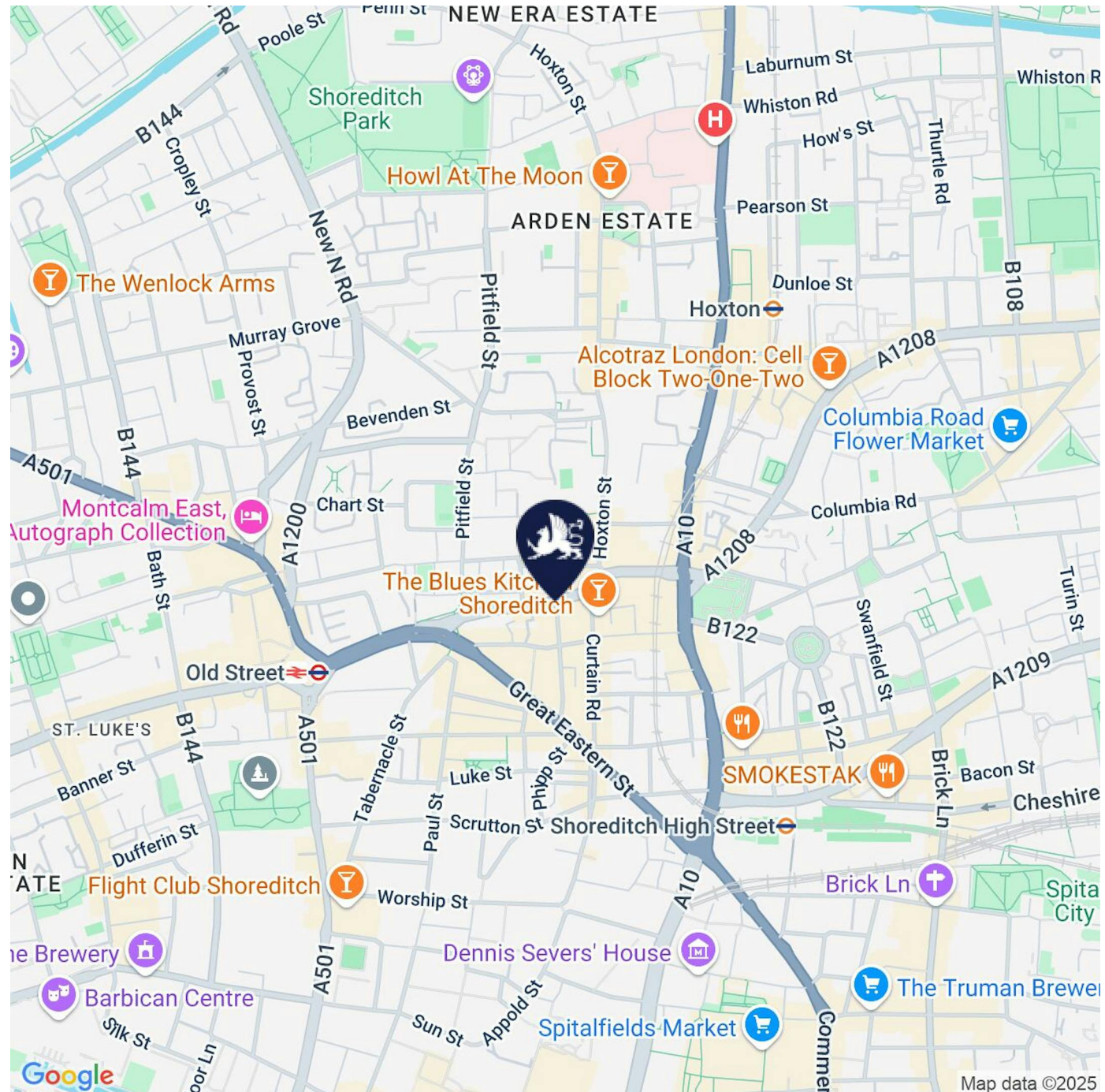
Shoreditch High Street 0.3 Miles



Hoxton 0.4 Miles



Liverpool Street 0.6 Miles





Accommodation

Name	sq ft	sq m	Availability
Ground	2,816	261.61	Available
Basement	3,076	285.77	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£240,000 per annum
Rates	On application
Service Charge	On application
VAT	Applicable
EPC	On application

Viewing & Further Information



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