



147 Hoxton Street

London, N1 6QG

Shop To Let in the heart of Shoreditch.

441 sq ft

(40.97 sq m)

- Suitable for a wide range of occupiers
- Available now
- High ceilings
- New lease
- Large window display
- a few minutes walk from Old Street & Liverpool stations

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Summary

Available Size	441 sq ft
Rent	£19,900 per annum
Rateable Value	£14,000 Small Business Rates Relief discount will apply
Service Charge	No service charges. The tenant will be responsible for a fair proportion of the building insurance costs. The current annual contribution for the premises is £78.40, with the final amount to be confirmed as part of negotiations.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (106)

Description

A well-positioned ground floor retail unit extending to approximately 441 sq ft and arranged to provide a commercial space suitable for a variety of occupiers. The premises benefit from Class E use, offering flexibility for retail, showroom, office, and service-based businesses, subject to any necessary consents.

The unit provides an excellent opportunity for businesses seeking a presence in a highly sought-after East London location. The accommodation offers a practical and adaptable layout, suitable for a range of trading requirements, with the potential to be configured to suit individual occupier needs.

Location

The property is prominently situated on Hoxton Street, one of Hoxton’s established and well-known commercial thoroughfares. The area benefits from a vibrant mix of independent retailers, cafés, restaurants, bars, and creative businesses, creating a lively environment with strong local footfall throughout the day.

Hoxton is a popular destination for both established brands and independent operators, benefiting from its proximity to Shoreditch, Old Street, and the City of London. The property benefits from excellent transport connectivity, with Hoxton Overground Station and Old Street Underground Station located within convenient walking distance, providing access across London.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	441	40.97	Available
Total	441	40.97	



Viewing & Further Information



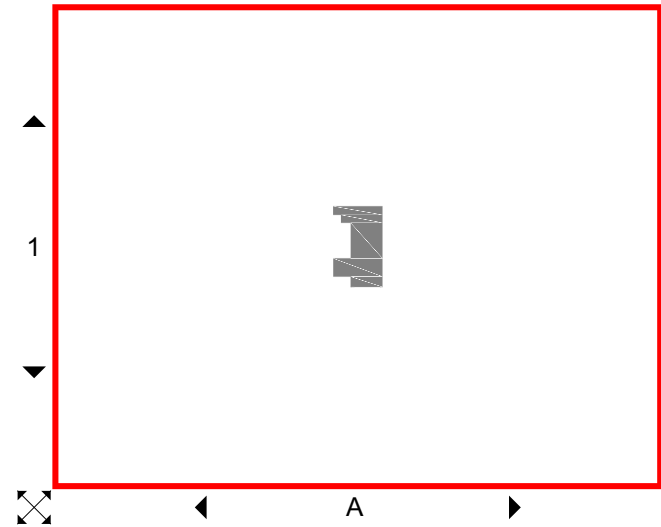
George Sarantis

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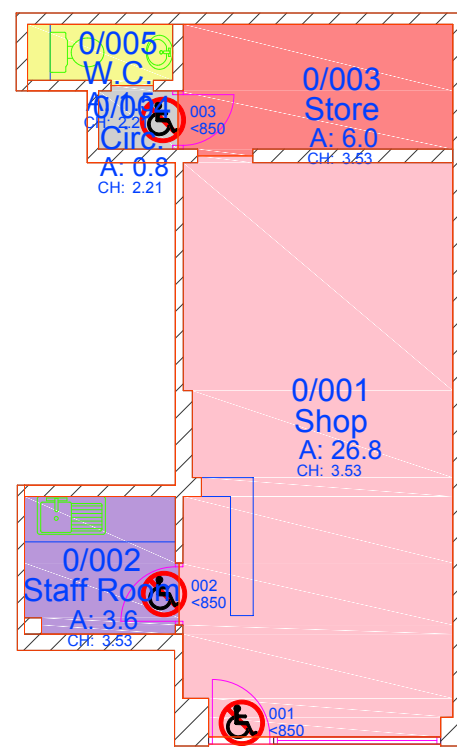
george@fyfemcdade.com



DO NOT SCALE FROM DRAWING. ALL DIMENSIONS MUST BE TAKEN ON SITE.



Accommodation	Retail
Changing/Cloaks	Sport/Fitness
Child Care	Store
Circulation	Toilet
Dining	Training/Teaching
Kitchen	Unclassified
Medical	Utility
Office	Vehicle Storage
Plant	Workshop
Recreation	Worship
Resource	



Main Building
Ground Floor
GEA: 44.8
TRA: 38.7

No Access
to this Floor
GIA: 41.0
NIA: 30.4

Main
Entrance

Grocery Shop
147 Hoxton Street
100023136378
100023136378
Site Area:
Gross External Area: 44.8
Gross Internal Area: 41.0
Total Room Area: 38.7
Net Internal Area: 30.4

00	Initial Supply	CC	ARB	26/05/2008
Rev	Description	Drm	Chk	Date



CAD-CAPTURE AssetCapture™ www.assetcapture.net Tel: 01254 504450

Property: Grocery Shop
147 Hoxton Street
Title: Ground Floor Plan

Area Information		Job:	
Total Site Area:		Scale:	NOT TO SCALE
Gross External Area:	44.8	Date:	26/05/2008
Gross Internal Area:	41.0	Survey:	19/05/2008
Total Room Area:	38.7	Drawn:	CAD-CAPTURE
Net Internal Area:	30.4	Checked:	
Filename:	100023136378		
Drawing No:	100023136378		