



**60 Paul Street**

Shoreditch, London, EC2A 4LN

**Shoreditch cafe / deli / grab  
& go / delivery kitchen  
premises with partial extract  
in busy parade**

**718 sq ft**  
(66.70 sq m)

- Available from 1st June
- New key point...

# 60 Paul Street, Shoreditch, London, EC2A 4LN

## Summary

<b>Available Size</b>	718 sq ft
<b>Rent</b>	£30,000 per annum
<b>Rates Payable</b>	£8,499.50 per annum Based on 2026 Valuation before any applicable Relief.
<b>Rateable Value</b>	£22,250
<b>Service Charge</b>	To be advised
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B (48)

## Description

The available premises are one of four self-contained commercial units on the lower floors of Victoria Chambers building, that make up this busy parade. The ground floor has good retail frontage to Paul Street, and a large window to the side providing additional natural light. There is currently an open retail / serving area to the front with storage to the rear. The basement is accessed via a stair to the rear and currently configured with W.C., prep kitchen and various storage. There is some air conditioning and partial change of air / extraction.

## Location

The property is situated on Paul Street, on the parade between the junctions with Luke Street and Mark Street, and close to Old Street, Great Eastern Street, City Road and Finsbury Square. The surrounding area hosts office buildings, hotels and apartments, and is well-served by eateries, bars and amenities. Old Street Station is just a few minutes walk with Liverpool Street / Moorgate Station also a easy walk away.

## Accommodation

Name	sq ft	sq m	Availability
Ground - Retail	348	32.33	Available
Basement - Kitchen / Storage	370	34.37	Available
<b>Total</b>	<b>718</b>	<b>66.70</b>	

## Terms

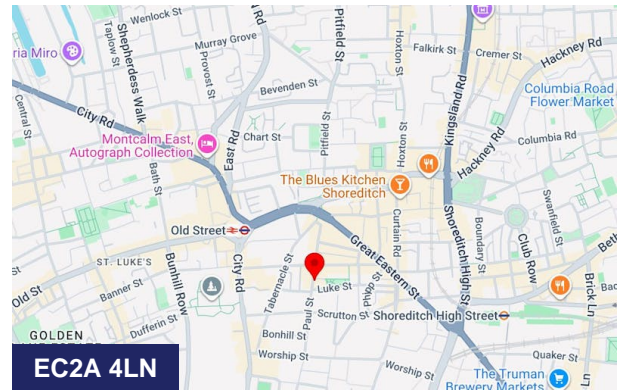
Available on a new Lease to be contracted 'outside The Act' for a term to be agreed.

## Initial Rent

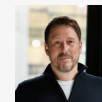
£30,000 per annum exclusive (+VAT).

## Business Rates

The Valuation Office Agency website lists the 2026 Rateable Value at £22,250. Notional Rates Payable for April 2026 to March 2027 are estimated at £8,499.50 using the Retail, Hospitality and Leisure multiplier. Interested parties should seek their own confirmation from London Borough of Hackney.



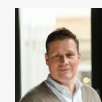
## Viewing & Further Information



### Sandy Newell

02077499472 | 07966455636

sandy@dominion.london



### Michael Newell

02077499476 | 07798764076

michael@dominion.london