



STIRLING
ACKROYD

TO LET

**3 Cheshire Street,
London, E2 6ED**

604 sq ft

**East London Boutique
Retail/Studio Opportunity**



VIDEO TOUR

stirlingackroyd.com



Description

This is the ideal opportunity to acquire a boutique retail/showroom space just off Brick Lane. The unit is in very good condition and would suit a variety of occupiers.

The total space is 781 square feet, divided over ground floor and basement. Including access to a rear courtyard/outdoor space.

A new lease is available and all new tenancies are subject to a minimum three month rent deposit and rent will be paid quarterly in advance.

Rates payable to be confirmed.

Key points

- Located just off vibrant Brick Lane
- Ideal opportunity for a boutique retail brand and office/studio occupier
- Shoreditch High Street & Liverpool Street Stations Nearby
- Unit size : Ground Floor 409 sq ft, Basement Storage 195 sq ft, Total 604 sq ft
- Outdoor space/rear garden - 177 sq ft
- New Lease - direct with Landlord - AVAILABLE NOW
- Rent £35,000 per annum exclusive - Not Subject to VAT
- Restaurant/Food take-away not permitted



Location

Cheshire Street sits in one of East London's most vibrant neighbourhoods, in the heart of Shoreditch just off Brick Lane, an area known for vintage markets, independent shops and a vibrant food scene.

Offering excellent transport links, with Shoreditch High street station just moments away providing connections to the overground. Alongside Liverpool Street station within walking distance offering connections via national rail and underground.

Overall a desirable location for your next retail unit with a diverse mix of professionals and creatives thanks to the blend of lifestyle attractions and strong transport links in the area.

The property is located in the London Borough of Tower Hamlets

Transport Links



Shoreditch High Street 0.3 Miles



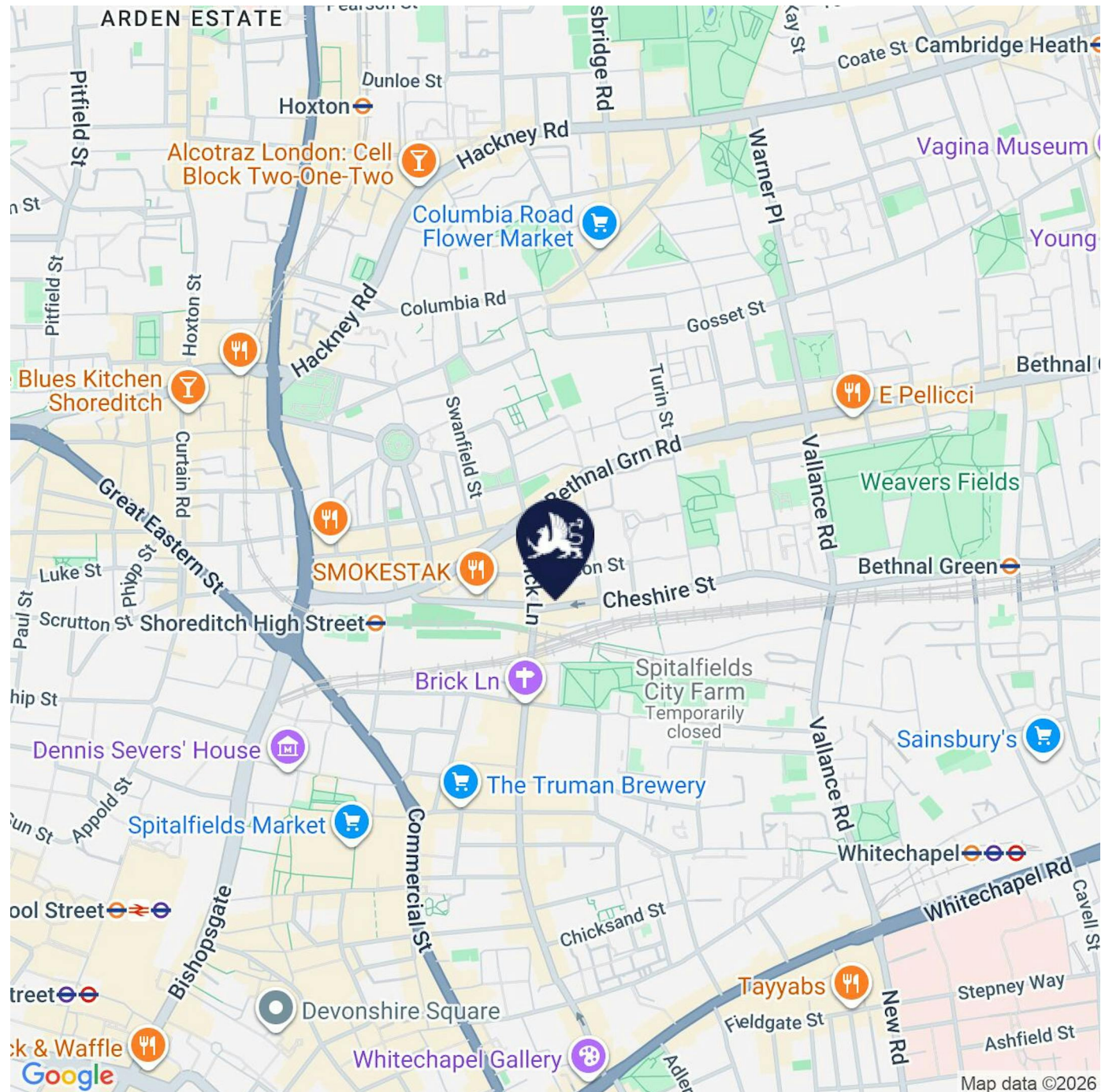
Bethnal Green Rail 0.5 Miles



Whitechapel 0.6 Miles



Hoxton 0.6 Miles





Rents, Rates & Charges

Lease	New Lease
Rent	£35,000 per annum
Rates	On application
Service Charge	On application
VAT	Not applicable. Subject to a portion of the building insurance, TBC.
EPC	B (41)

Viewing & Further Information



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