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# SHOREDITCH

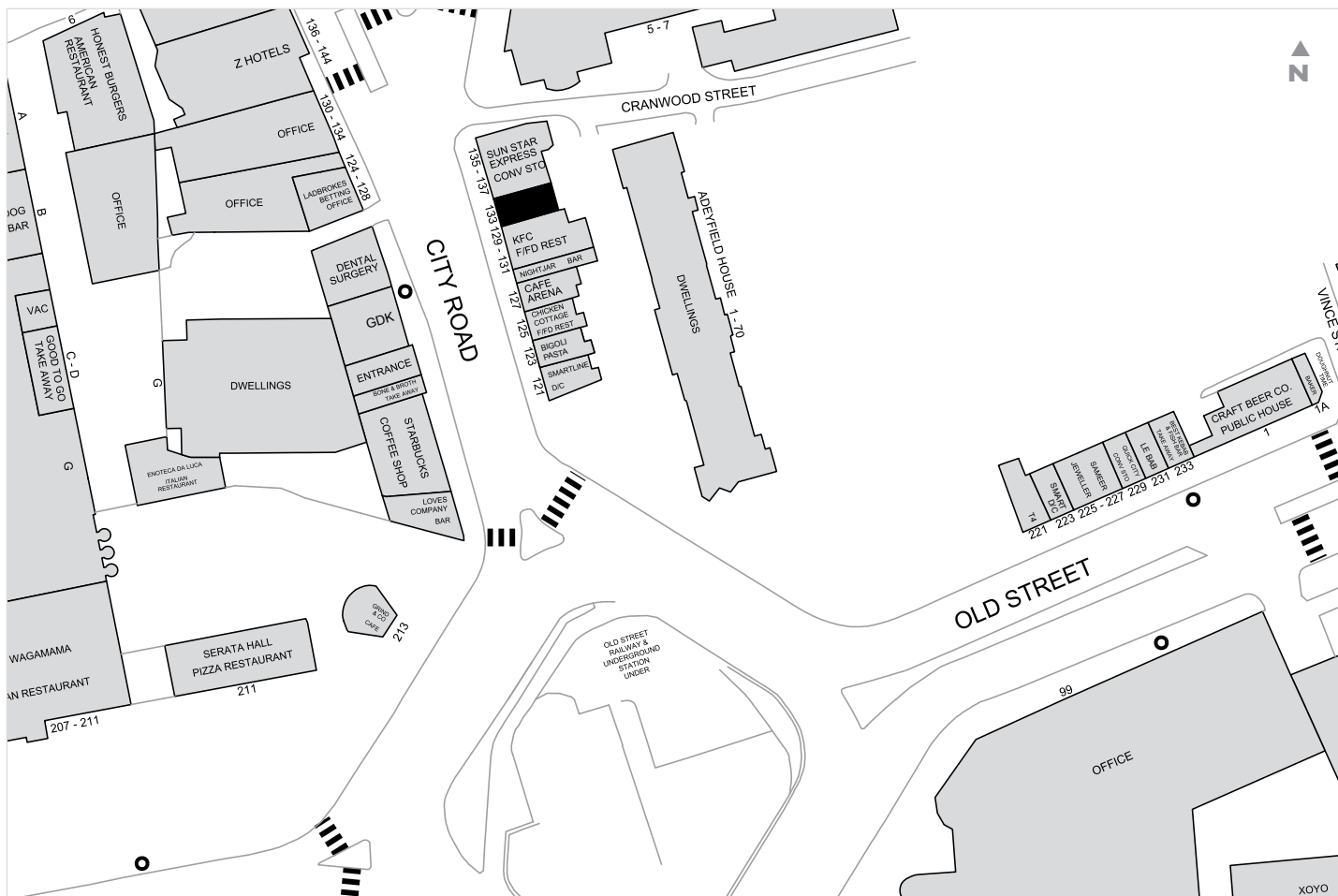
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133 CITY ROAD EC1



PRIME CLASS E UNIT  
1,045 SQ FT  
NEW LEASE (SUBJECT TO VP)

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## LOCATION

The premises are situated in a prime position on the eastern side of City Road just north of Old Street roundabout. There are several office-led mixed-use developments nearby including The Bower (320,000 sq ft), One Olivers Yard (185,000 sq ft), White Collar Factory (290,000 sq ft) and Featherstone Building (125,000 sq ft) as well as the numerous residential towers to the north. Occupiers represented nearby include **Shoreditch Grind, The Alchemist, Nightjar, Brewdog, Starbucks, Wagamama, Serata Hall, Honest Burger, Simmons Bar, KFC, Le Bab** and **Z Hotels**.

## ACCOMMODATION

The premises are arranged on ground floor and basement floors providing the following approximate net internal floor areas:

Ground floor	520 sq ft	48.31 sq m
Basement	525 sq ft	48.77 sq m
<b>Total</b>	<b>1,045 sq ft</b>	<b>97.08 sq m</b>

## TENURE

Subject to VP, the shop is available by way of a new FRI lease for a term to be agreed subject to 5 yearly upward only rent reviews. The lease will be excluded from the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II and be subject to a Landlord's break in the 5th year.

## RENT

Rental offers in excess of £60,000 per annum exclusive.

## USE

The premises benefit from Class E use. Interested parties are advised to make their own enquiries with Hackney Borough Council Planning Department.

## RATES

The local rating authority has verbally advised that the property is currently assessed as follows:

Rateable Value £18,250

Interested parties should verify the above figures for themselves with the local authority or by referring to [www.voa.gov.uk](http://www.voa.gov.uk).

## EPC

An EPC can be made available on request.

## VIEWING

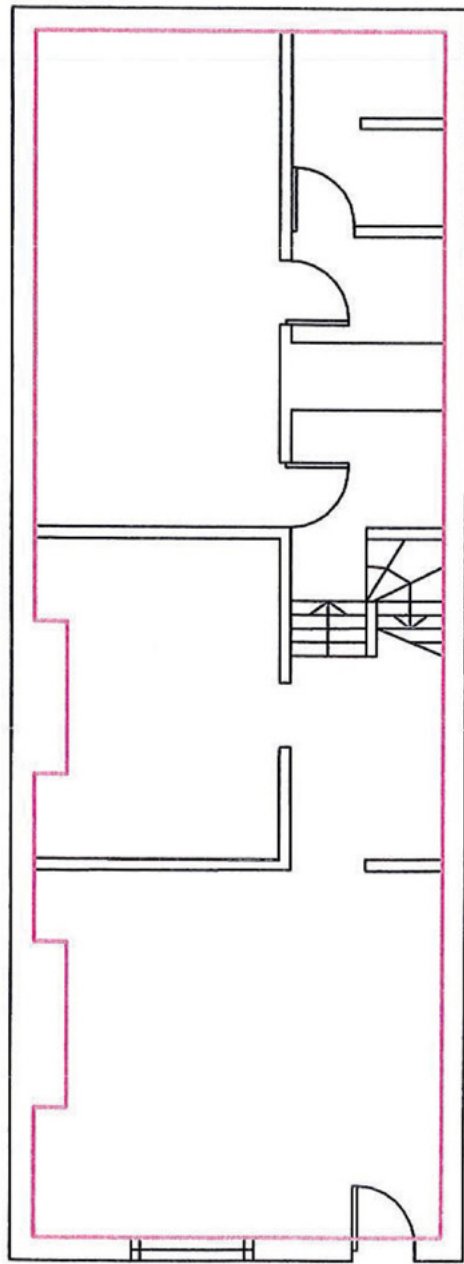
Viewings are strictly by prior appointment through the sole retained agents:

**Nick Furlong**  
020 7183 0584  
[nf@bcretail.co.uk](mailto:nf@bcretail.co.uk)

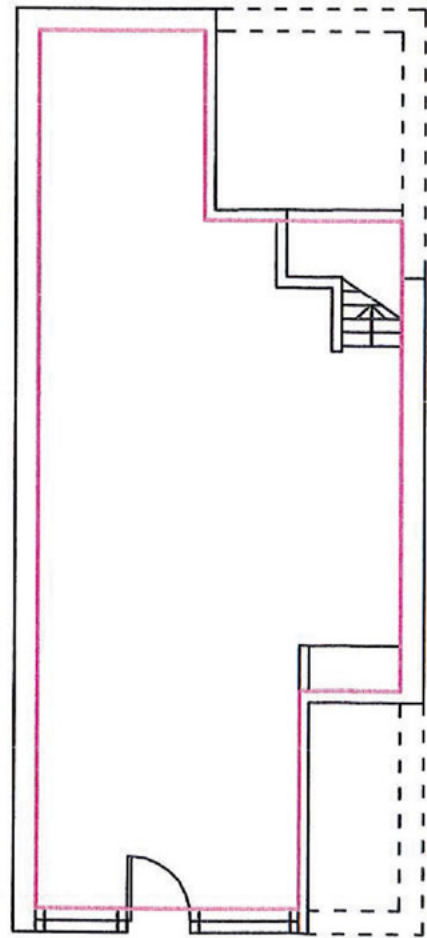
3rd Floor  
16 Ingestre Place  
London W1F 0JJ

[www.bcretail.co.uk](http://www.bcretail.co.uk)





**BASEMENT**



**GROUND FOOR**

NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.

