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# SHOREDITCH

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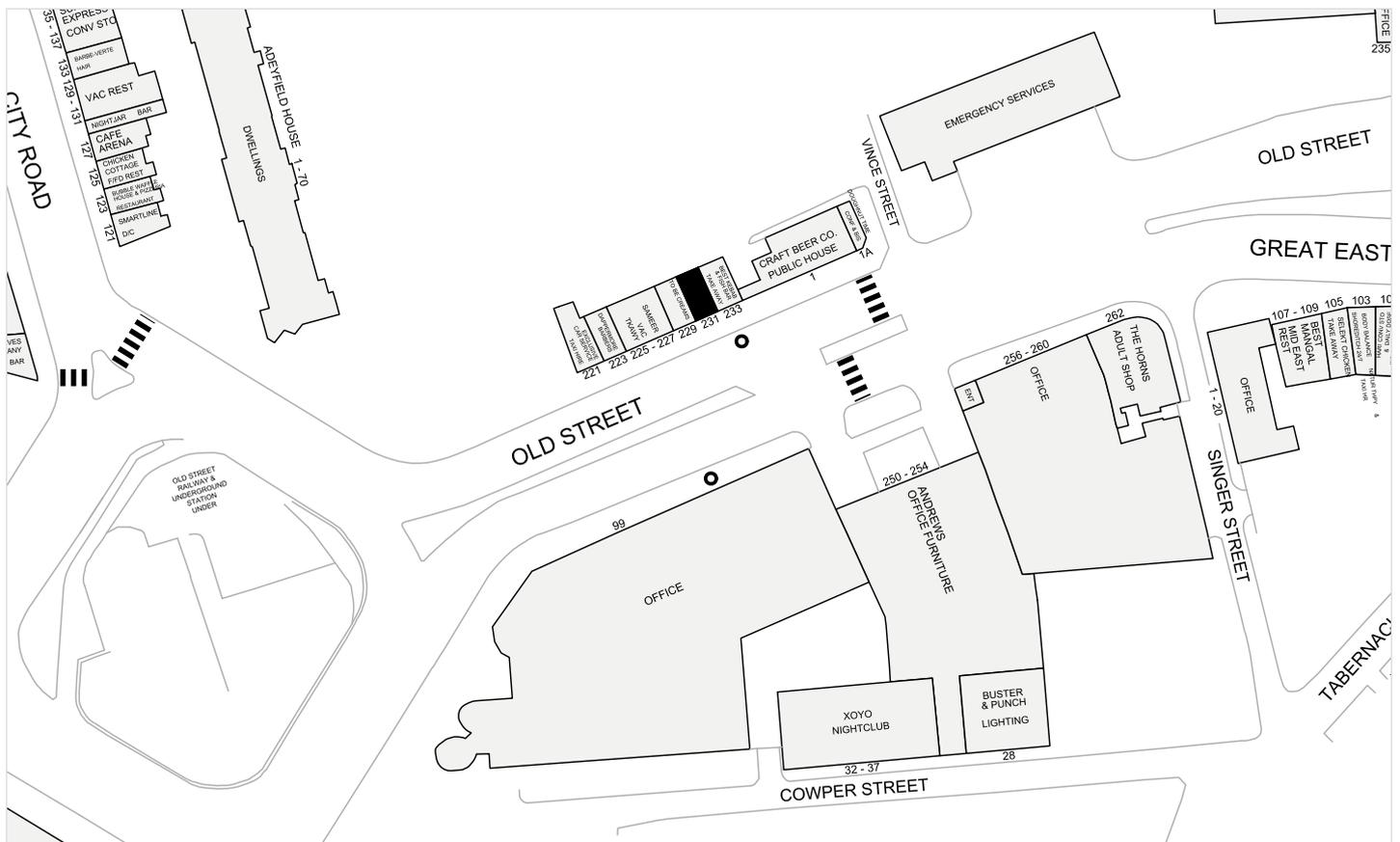
231 OLD STREET EC1



PRIME A5 SHOP  
NEW LEASE

362 SQ FT

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## LOCATION

The premises are situated in a prime position on the north side of Old Street within 50m east of Old Street roundabout. Occupiers trading nearby include **Shoreditch Grind, Starbucks, Craft Beer Co, Dappermore Barbers** and **Doughnut Time**. The ongoing works to Old Street roundabout to create a new public space and make it more pedestrian and cycle-friendly are due for completion in October 2020. The ongoing works to Old Street roundabout to create a new public space and make it more pedestrian and cycle-friendly are due for completion in October 2020.

## ACCOMMODATION

The property is arranged on ground floor only providing the following approximate net dimension and internal floor area:

|                |           |            |
|----------------|-----------|------------|
| Internal width | 13ft 9ins | 4.20m      |
| Ground floor   | 362 sq ft | 33.69 sq m |

## TENURE

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 rolling break from the fifth year onwards.

## RENT

Rent offers are invited in excess of £48,500 per annum exclusive.

## TIMING

The shop is available for possession from mid-September 2020.

## USE

The current tenant has been trading as a hot food takeaway so we have assumed A5 use however interested parties should make their own enquires with Hackney Borough Council Planning Department. Consideration will be given to other retail uses including A1, A2 or A3 STP.

## RATES

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

Rateable Value £23,000

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

## EPC

An EPC can be made available on request.

## VIEWING

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

### Fergus Emmerson

020 7183 0588  
fe@bcretail.co.uk

### Nick Furlong

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