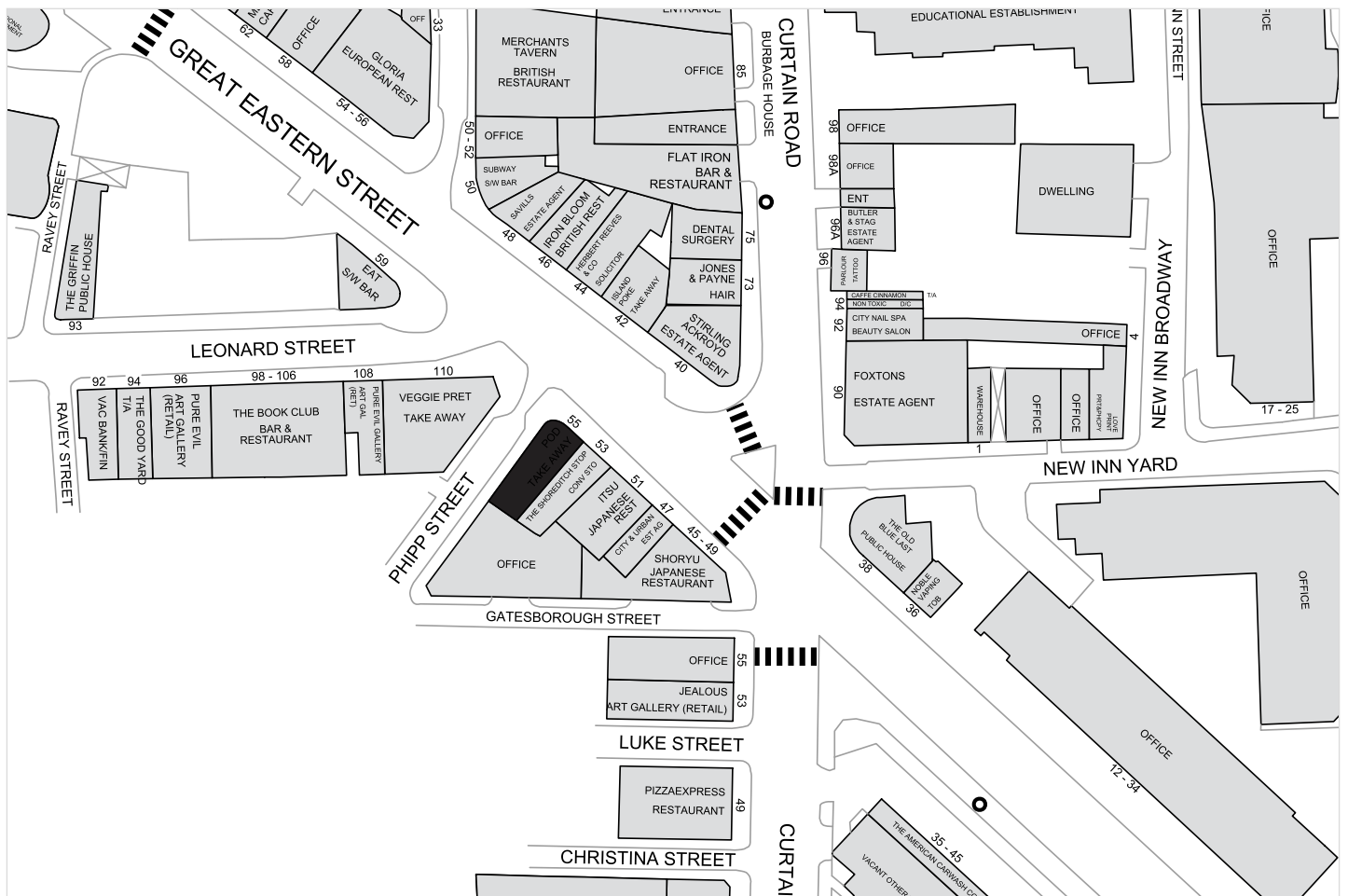

SHOREDITCH

55 GREAT EASTERN STREET EC2



SHORT TERM LEASE OPPORTUNITY



LOCATION

The premises are located in Shoreditch occupying a corner position on Great Eastern Street at the intersection with Leonard Street. The shop is positioned on the southern side of Great Eastern Street where nearby occupiers include Veggie Pret, ITSU, Island Poke, Savills, Shoryu, Gloria, Pizza Express, Merchants Tavern and The Book Club amongst others.

ACCOMMODATION

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

Internal width (max)	21 ft 1 ins	6.42 m
Shop depth	49 ft 6 ins	15.10 m
Ground floor	751 sq ft	69.78 sq m

A floor plan is available on request. The premises are offered with the existing fit-out in situ including A/c. Further details on request.

TENURE

The shop is available on a new flexible lease with term certainty until June 2022 and Landlord rolling breaks thereafter. The lease will be excluded from the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II.

RENT

Rent on application.

USE

We believe the premises have A1 use however interested parties should make their own enquires with Hackney Borough Council Planning Department.

RATES

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

Rateable Value £35,250

Interested parties should verify the above figures for themselves with the local authority or by referring to www.vo.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

Fergus Emmerson
020 7183 0588
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SUBJECT TO CONTRACT