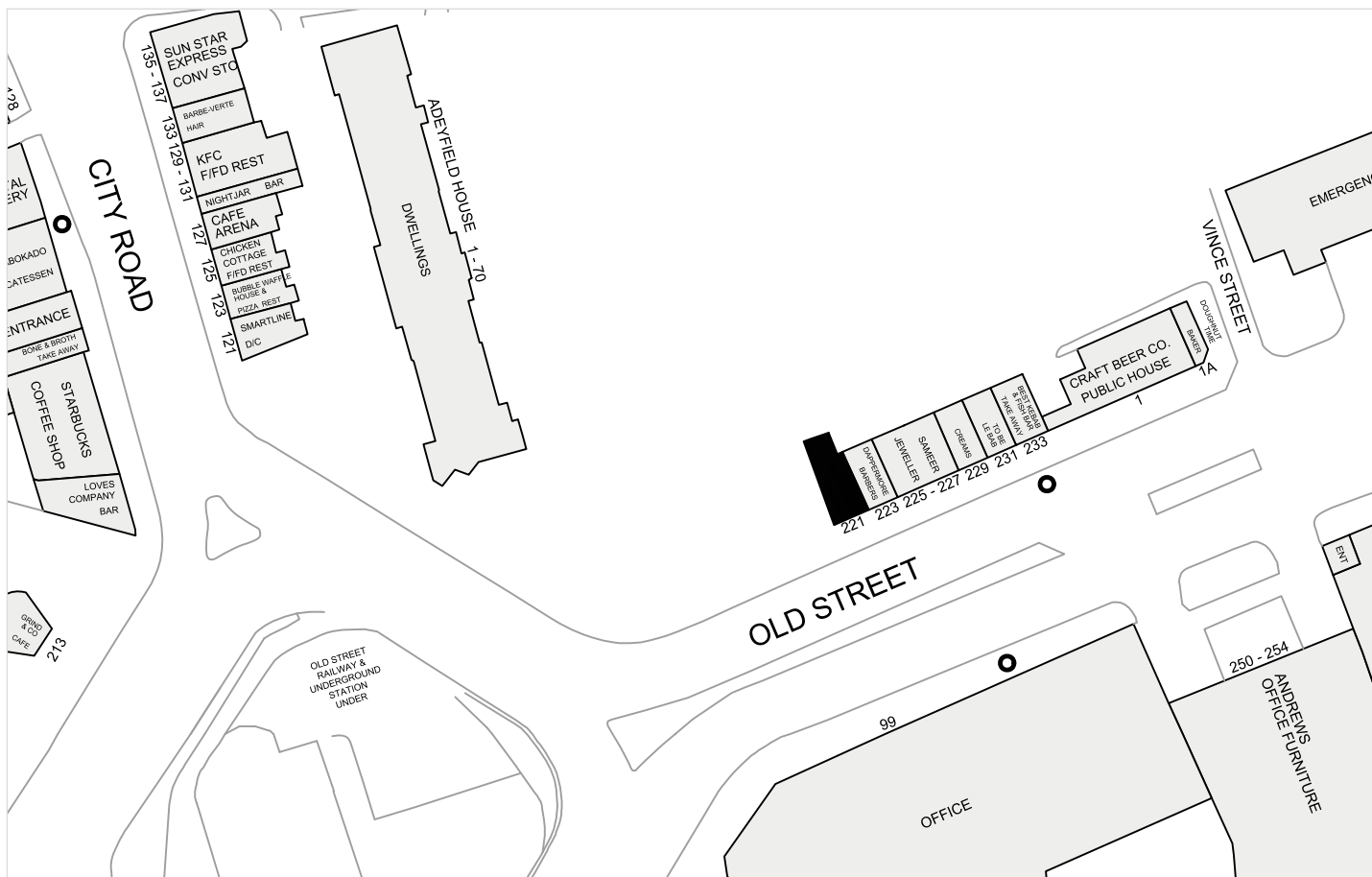

SHOREDITCH

221 OLD STREET EC1



PRIME A1 SHOP
NEW LEASE SUBJECT TO VP



LOCATION

The premises are situated in a prime position on the north side of Old Street less than 50m east of Old Street roundabout. Occupiers nearby include **Shoreditch Grind, Starbucks, Creams, Craft Beer Co, Dappermore Barbers, KFC and Doughnut Time.** The ongoing works to Old Street roundabout to create a new public space and to promote pedestrian and cycle-friendly routes are due for completion in Autumn 2022.

ACCOMMODATION

The property is arranged on ground floor only providing the following approximate net internal floor areas:

Ground floor sales	450 sq ft	41.81 sq m
Ground floor ancillary	93 sq ft	8.64 sq m
Total	543 sq ft	50.48 sq m

TENURE

Subject to VP, the shop is available by way of a new FRI 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 will be subject to a landlord's rolling break from the fifth year onwards.

RENT

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

USE

We understand the premises have most recently been used as a mini cab office (Sui Generis) however the Landlords will consider any uses within Class E. Interested parties should make their own enquiries with Hackney Borough Council Planning Department.

RATES

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

Rateable Value: £22,250

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

020 7183 0584

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Misrepresentation Act: Whilst every care is taken in the preparation of these particulars BC Retail and the vendor / lessor take no responsibility for any error, mis-statements or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to this property. 2020

SUBJECT TO CONTRACT AND VACANT POSSESSION