
SHOREDITCH

123 CITY ROAD EC1



HOT FOOD TAKEAWAY PREMISES
588 SQ FT



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	365 sq ft	33.92 sq m
Basement	223 sq ft	20.72 sq m
Total	588 sq ft	54.65 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 5th year onwards.

RENT

Rental offers in excess of £52,500 per annum exclusive.

TIMING

The premises are available for immediate possession.

USE

Planning was granted for A3 use in January 2003. The previous tenant has been trading as a hot food takeaway operation so we assume this use could continue however interested parties should make their own enquiries 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 £22,750

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

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London W1F 0JJ
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SUBJECT TO CONTRACT

