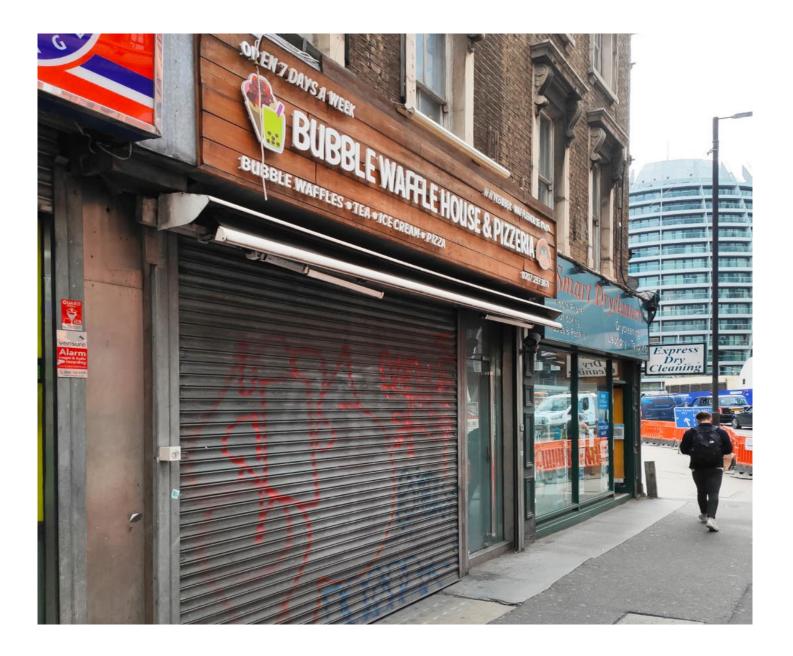
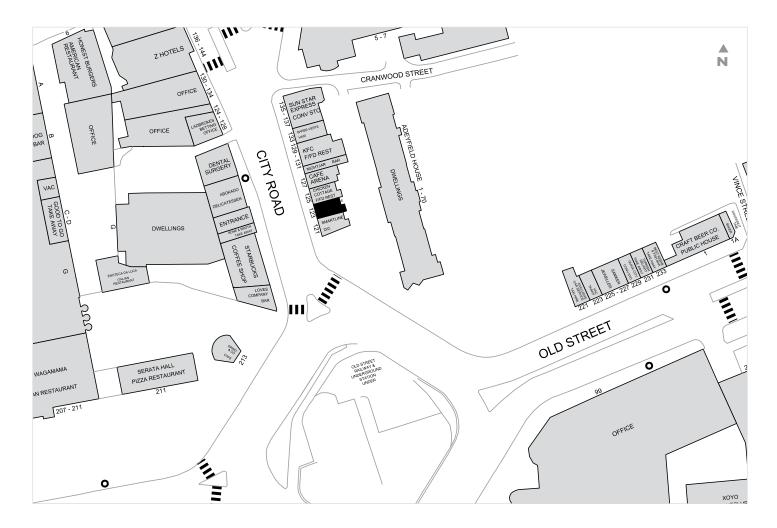
SHOREDITCH

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.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 3rd Floor, 16 Ingestre Place

020 7183 0584 London W1F 0JJ nf@bcretail.co.uk www.bcretail.co.uk

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. Designed by Brand+Outlines Ltd. 2021



SUBJECT TO CONTRACT