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# SHOREDITCH

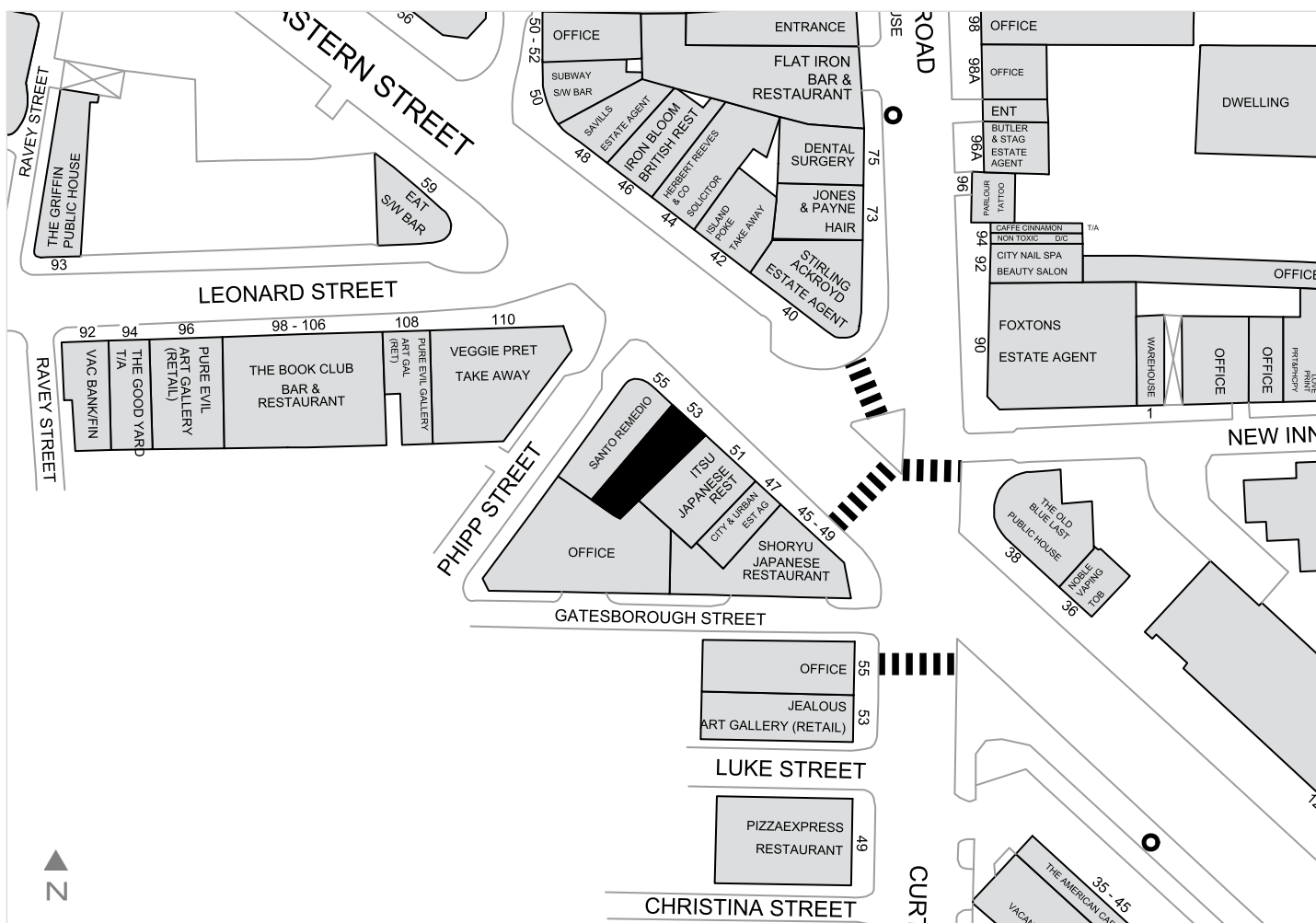
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53 GREAT EASTERN STREET EC2



PRIME SHOP UNIT

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## LOCATION

The premises are located in a prime position on Great Eastern Street. Other occupiers located nearby include **ITSU**, **Veggie Pret**, **Island Poke Bowl**, **Iron Bloom Restaurant**, **Subway** and the **Pure Evil Art Gallery** amongst others.

## ACCOMMODATION

The property is arranged on ground floor and basement levels providing the following approximate net dimensions and internal floor areas:

Internal width (max)	17 ft 8 ins	5.45 m
Shop depth	53 ft 1 ins	16.20 m
Ground floor	715 sq ft	66.42 sq m
Basement	845 sq ft	78.50 sq m

A floor plan is available on request.

## 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.

## RENT

The quoting rent is £61,500 per annum exclusive.

## USE

The premises have Class E 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    £40,750

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

**Nick Furlong**  
020 7183 0584  
[nf@bcretail.co.uk](mailto:nf@bcretail.co.uk)

**Ted Parr**  
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SUBJECT TO CONTRACT