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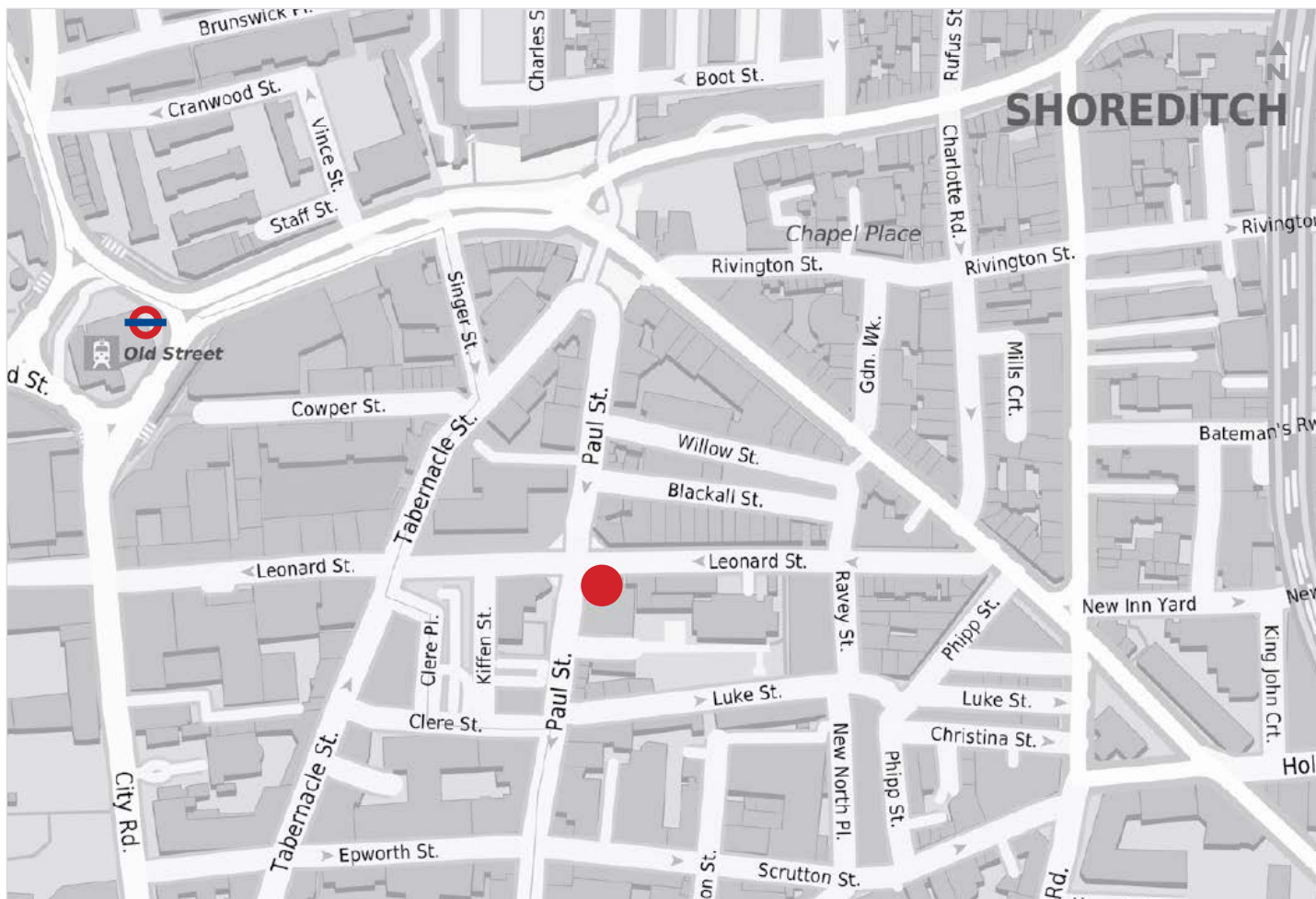
# SHOREDITCH

6 LEONARD CIRCUS EC2



RETAIL UNIT  
NEW LEASE AVAILABLE

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## LOCATION

The premises are located at Leonard Circus at the intersection of Leonard Street and Paul Street close to Old Street roundabout. Leonard Circus and the surrounding area is home to a mix of residents and workers that benefit from a wide range of restaurants, cafes and shops. Nearby occupiers include **PhotoBookCafe**, **Ozone Coffee**, **Grab Thai**, **St Leonard's**, **Silvios** and **Q Shoreditch** along with pop up food stalls.

## ACCOMMODATION

The premises are arranged on ground floor and basement floors providing the following approximate net internal floor areas:

Ground Floor	614 sq ft	57.04 sq m
Basement	572 sq ft	53.15 sq m
<b>Total</b>	<b>1,186 sq ft</b>	<b>110.19 sq m</b>

## TENURE

The shop is available by way of a new FRI lease subject to vacant possession 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

Rental offers in excess of £47,500 per annum exclusive.

## USE

The premises benefit from Class E use. Interested parties are advised to make their own enquiries to the Hackney Borough Planning Department.

## RATES

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

Rateable Value £42,500

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

The staff are not aware of the impending disposal so all viewings are strictly by prior appointment via the sole retained agents:

**Nick Furlong**  
020 7183 0584  
nf@bcretail.co.uk

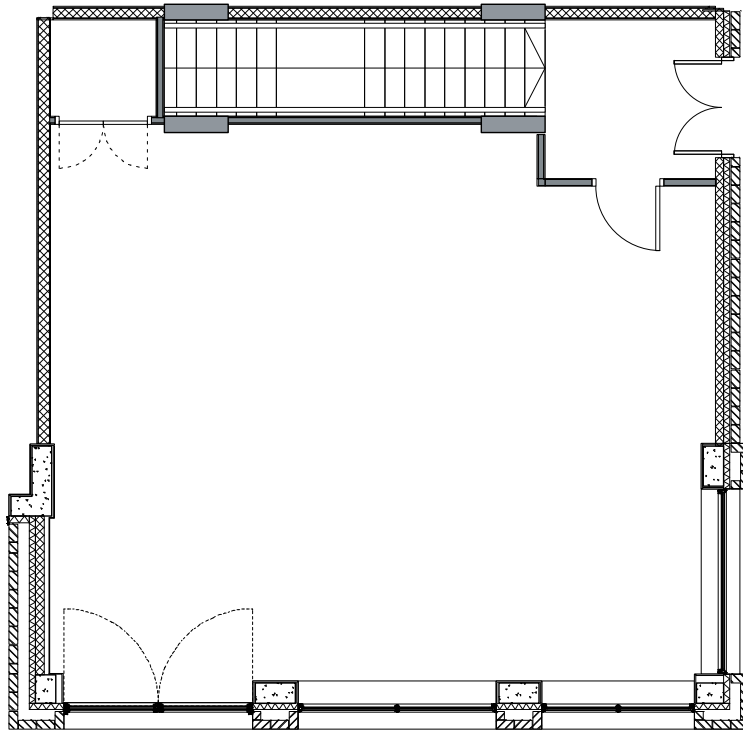
**Ted Parr**  
020 7183 0589  
tp@bcretail.co.uk

3rd Floor  
16 Ingestre Place  
London W1F 0JJ

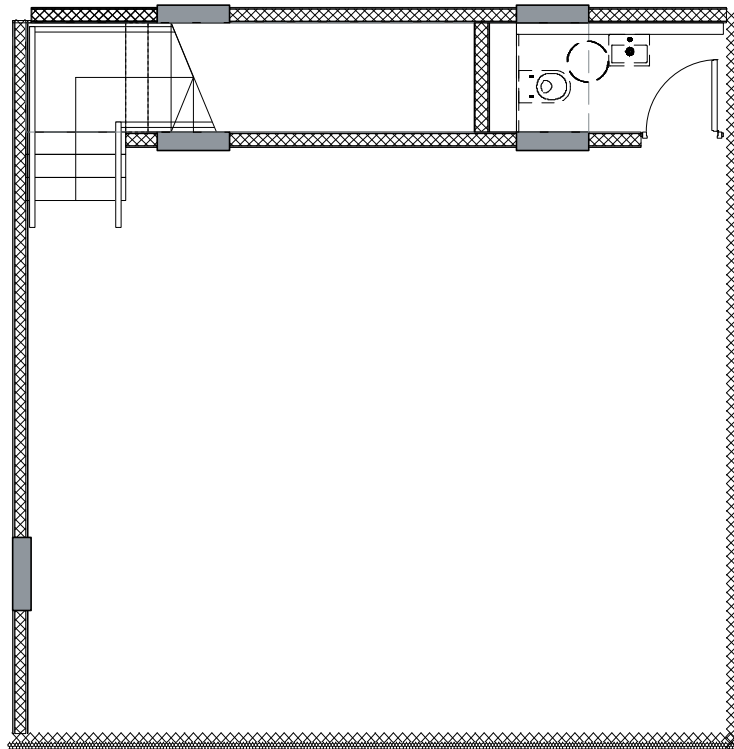
[www.bcretail.co.uk](http://www.bcretail.co.uk)



## GROUND FLOOR



## BASEMENT



NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.

