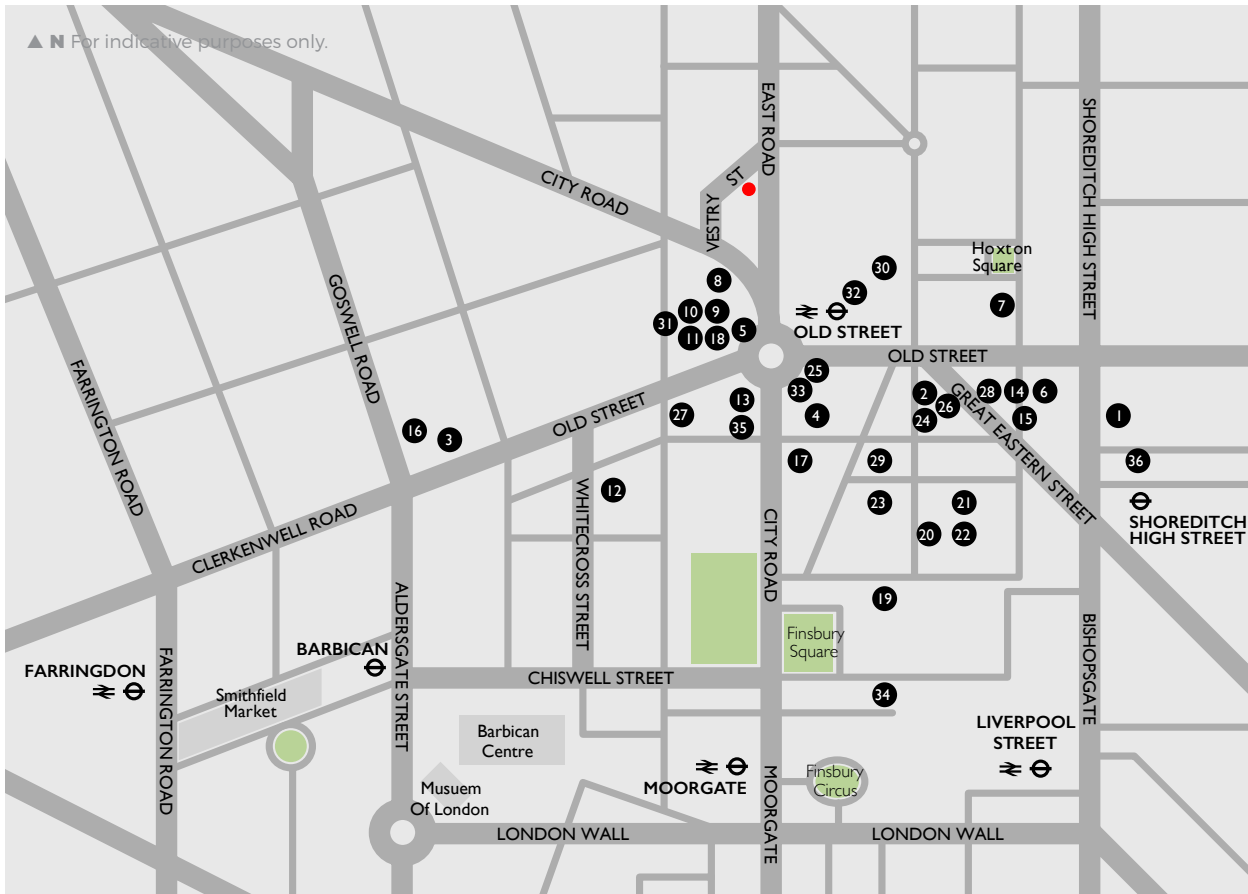

SHOREDITCH

81-83 EAST ROAD N1



PROMINENT RETAIL/OFFICE CLASS E USE
NEW LEASE AVAILABLE



EATING & DRINKING

1. Ace Hotel
2. Floripa
3. Look Mum No Hands
4. Ozone Coffee
5. Shoreditch Grind
6. Tramshed
7. The Breakfast Club
8. Ceviche
9. Honest Burger
10. Bone Daddies
11. Enoteca Da Luca
12. Whitecross Street Market
13. Passo
14. Blacklock
15. Gloria
16. Breddos
17. Lantana
18. Serata Hall

BUSINESSES

19. Google Campus
20. R/GA
21. Vice Magazine
22. Moo
23. Mind Candy
24. EMC
25. Adobe
26. Capco
27. Stack Exchange
28. QuidCo
29. TechHub
30. Totally Money
31. Farfetch
32. Ebiquity
33. Inmarsat
34. Monzo
35. Brainlabs
36. Mother

LOCATION

The premises are located just over 300 metres north of the Old Street roundabout and is surrounded by numerous new mixed-use and residential developments in close proximity such as The Arc, One Oliver's Yard and The Featherstone Building. Nearby occupiers include **Drakes, Italiano Pizza, Coffee Junction, Tako Mexican Kitchen, Fierce Grace, Tesco Express** and **Poke Zone**.

ACCOMMODATION

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

Ground floor	644 sq ft	61.40 sq m
Basement	947 sq ft	87.97 sq m
Total	1,591 sq ft	149.37 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.

RENT

The quoting rent is £75,000 per annum exclusive.

USE

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

RATES

The local rating authority has verbally advised us that the ground floor and basement have been assessed separately, the combined assessment of the ground floor and basement are as follows:

Rateable Value £30,900

Interested parties should verify the above figure 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

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



3rd Floor, 16 Ingestre Place
London W1F 0JJ

www.bcretail.co.uk

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SUBJECT TO CONTRACT