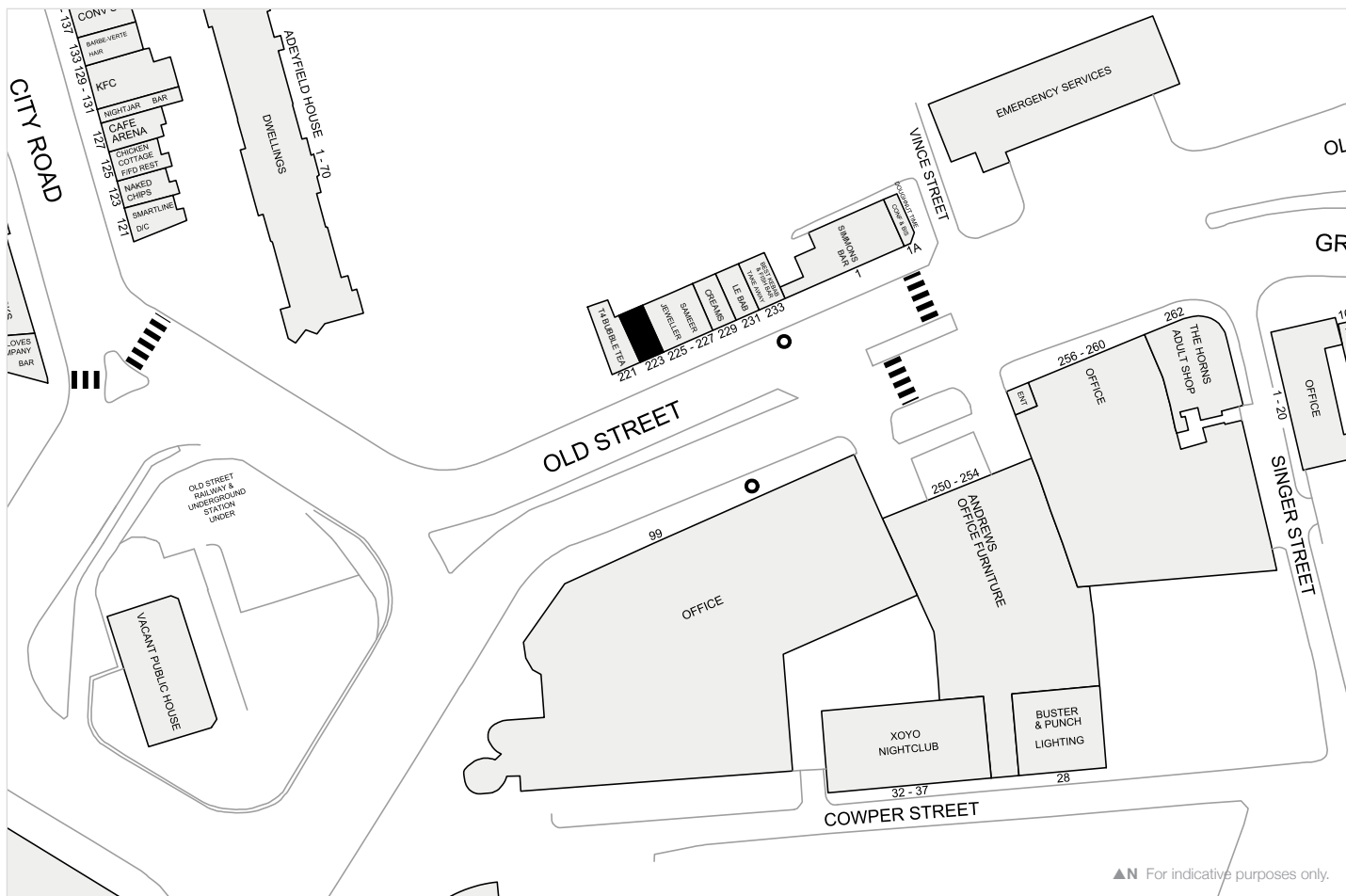

SHOREDITCH

223 OLD STREET EC1



PRIME CLASS E SHOP
NEW LEASE SUBJECT TO VP



LOCATION

The premises are situated in a prime position on the north side of Old Street less than 50m east of Old Street roundabout. Occupiers trading nearby include **Shoreditch Grind, Starbucks, Simmons Bar, T4, Creams** and **Doughnut Time**. The majority of the ongoing works to the Old Street roundabout are due for completion in Winter 2022, the works are going to create a new public space and make it more pedestrian and cycle-friendly.

ACCOMMODATION

The property is arranged on ground floor only providing the following approximate net dimension and internal floor area:

Internal width:	13ft 9ins	4.20m
Shop depth (max):	26ft 1ins	7.95m
Ground floor:	329 sq ft	30.57 sq m

TENURE

The premises are available on a new FRI lease for a term to be agreed subject to 5 yearly upward only rent reviews. The lease is to be contracted outside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II and subject to a Landlord's rolling break from the 5th year onwards.

RENT

Rental offers in excess of £50,000 per annum exclusive.

USE

Consideration will be given to uses within Class E. Interested parties should make their own planning enquiries with Westminster Borough Council planning department.

RATES

The local rating authority has verbally informed 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:

Ted Parr
020 7183 0588
fe@bcretail.co.uk

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



3rd Floor, 16 Ingestre Place
London W1F 0JJ

www.bcretail.co.uk

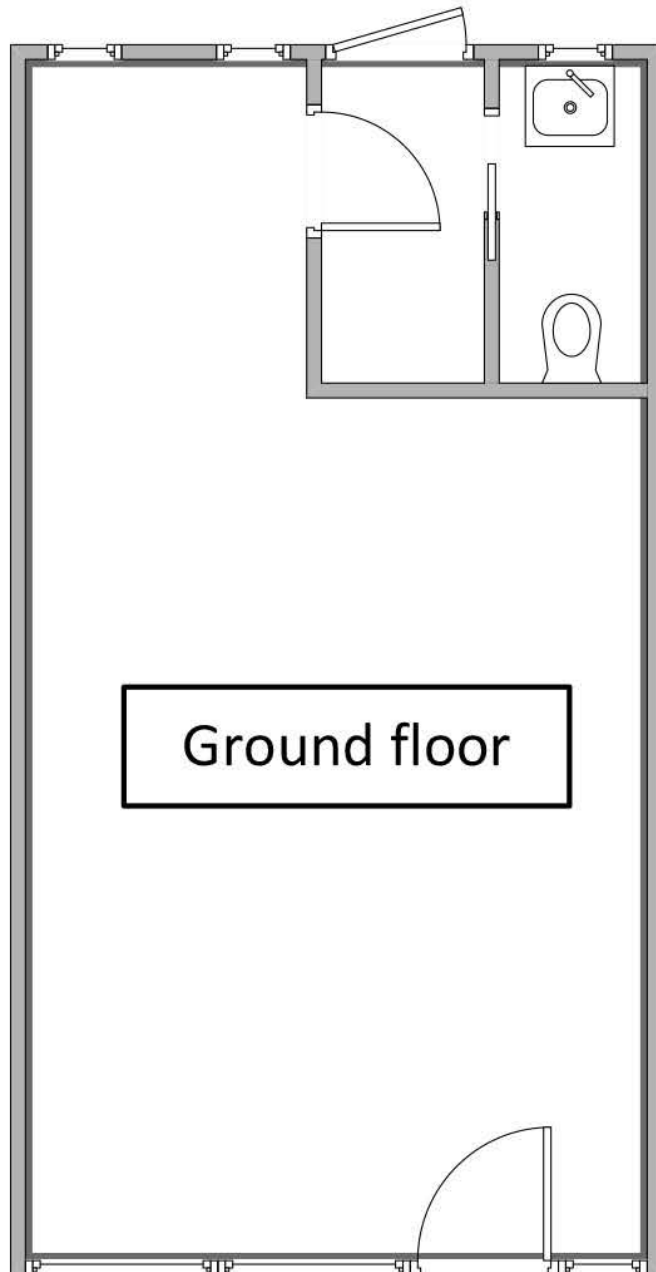
Misrepresentation Act: Whilst every care is taken in the preparation of these particulars BC Retail and the vendor / lessor take no responsibility for any error, mis-statements or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to this property. 2022

SUBJECT TO CONTRACT

FLOOR PLANS

Not to scale.

Rear Yard



Old Street