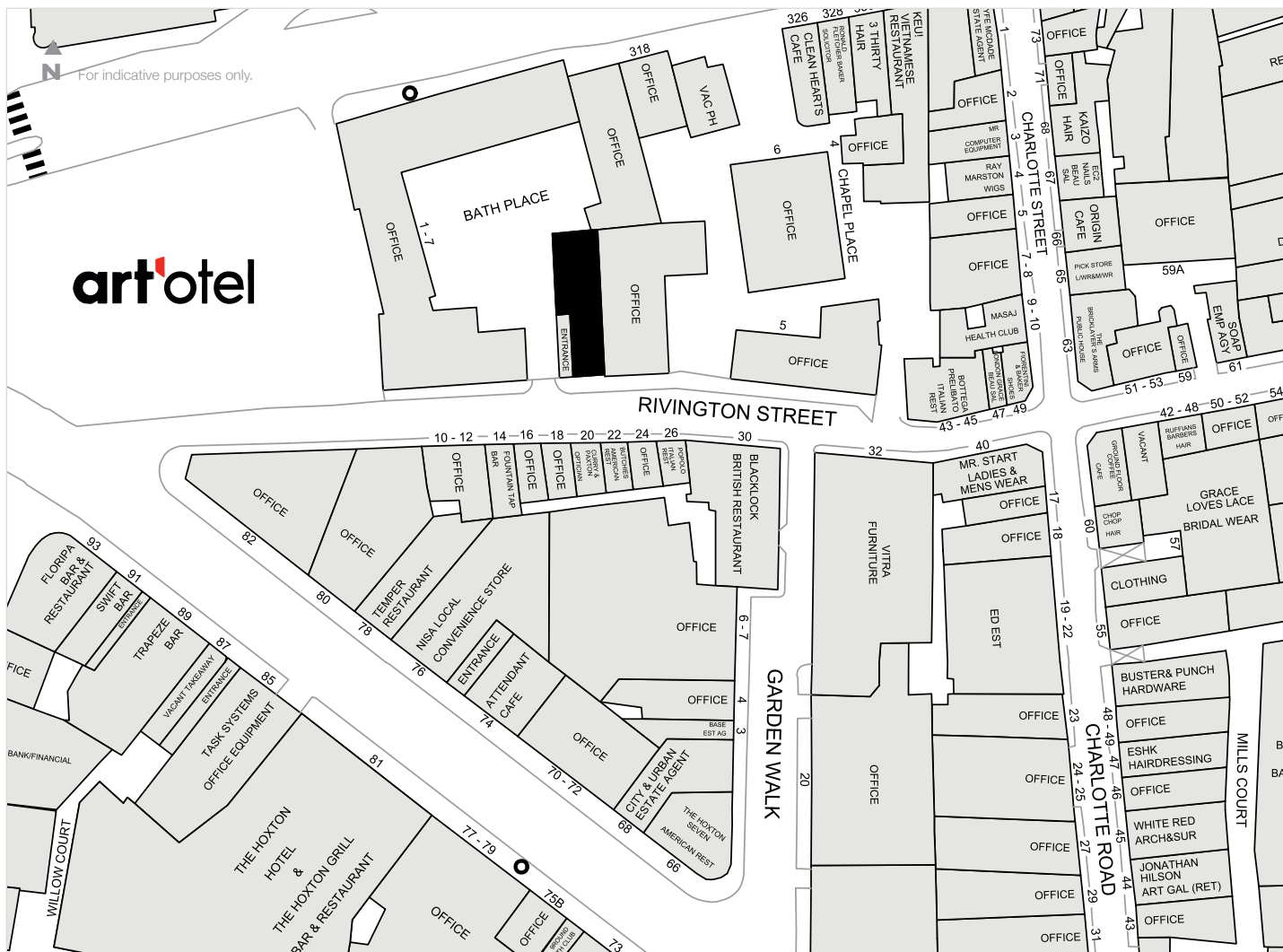

SHOREDITCH

1 BATH PLACE (RIVINGTON STREET)



F&B OPPORTUNITY (CLASS E)
NEW LEASE



LOCATION

The premises form part of the Bath Place development fronting Rivington Street adjacent to the new Art'otel which opens next year. Nearby occupiers include **Vitra, Blacklock, Butchies, Fountain Tap** and **Bottega Prelibato**.

ACCOMMODATION

The premises are arranged over ground floor and lower ground levels providing the following approximate internal dimensions and floor areas:

Internal width	12 ft 10 ins	4.92 m
Depth	43 ft 10 ins	13.35 m
Ground floor	582 sq ft	54.07 sq m
Lower ground	521 sq ft	48.40 sq m
Total	1,103 sq ft	102.46 sq m

A floor plan is available on request. There is a potential for external seating on Rivington Street.

TENURE

The shop is available by way of a new FRI 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

We believe the premises have Class E Use however interested parties should make their own enquiries with Hackney Borough Council Planning Department.

RATES

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

Rateable Value £45,000

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

Viewing are strictly by appointment via the sole retained agents:

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

3rd Floor
16 Ingestre Place
London W1F 0JJ

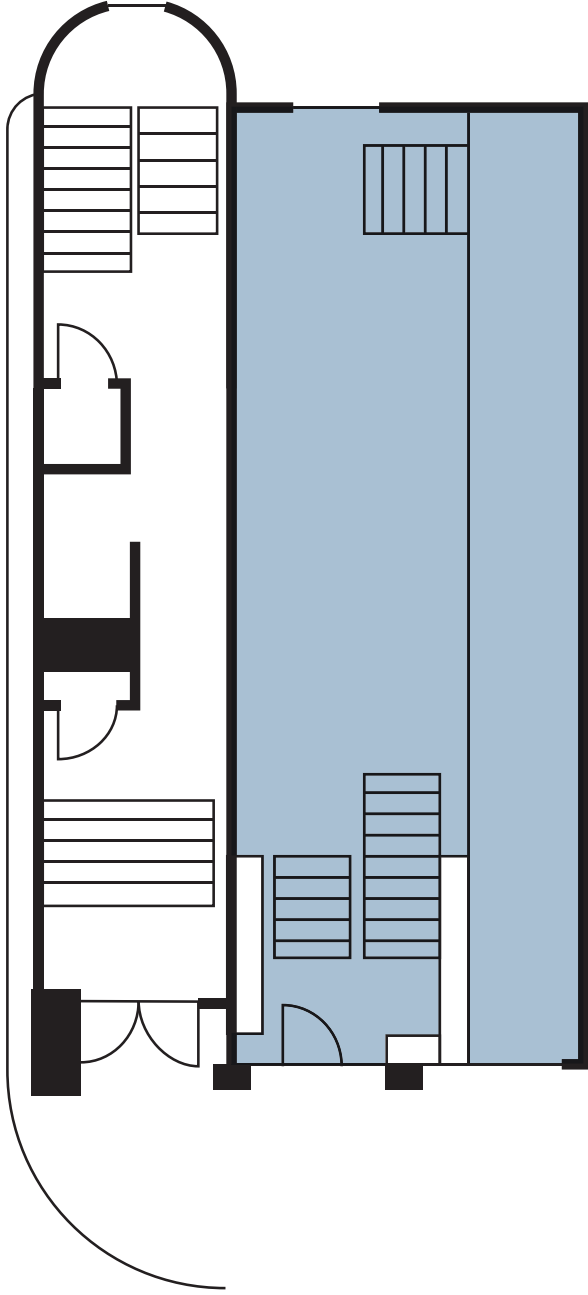
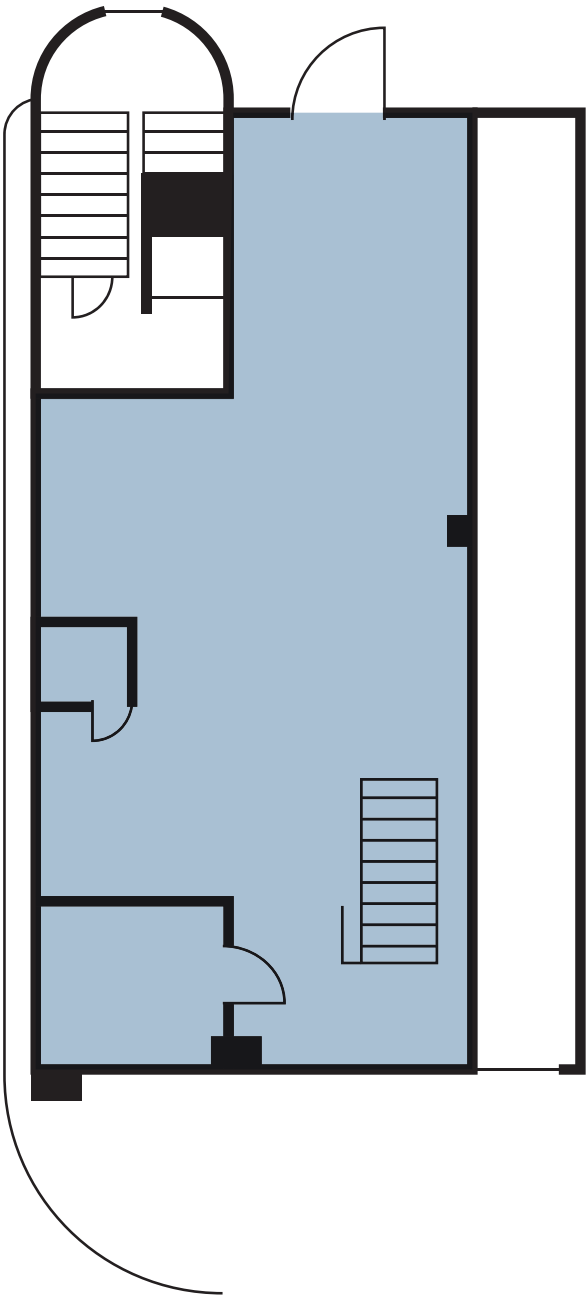
www.bcretail.co.uk



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LOWER GROUND FOOR

GROUND FOOR



RIVINGTON STREET

NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.



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