
SHOREDITCH

223 OLD STREET EC1



PRIME CLASS E SHOP
360 SQ FT



LOCATION

These shop premises are located close to Old Street underground station just east of the roundabout where it intersects with City Road. Nearby occupiers include **Shoreditch Grind, Starbucks, KFC, the Sushi Co, Simmons Bar, Creams** and **T4**.

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 |
| Ground floor | 360sq ft | 33.44sq 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 and be subject to a landlord's rolling break from the fifth year onwards.

RENT

Rent offers are invited in excess of £48,500 per annum exclusive.

TIMING

The shop is available for possession immediately.

USE

The current planning use is Class E.

RATES

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

Rateable Value £19,500

Interested parties should verify the above figures for themselves with the local authority or by referring to www.voa.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

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 London W1F 0JJ
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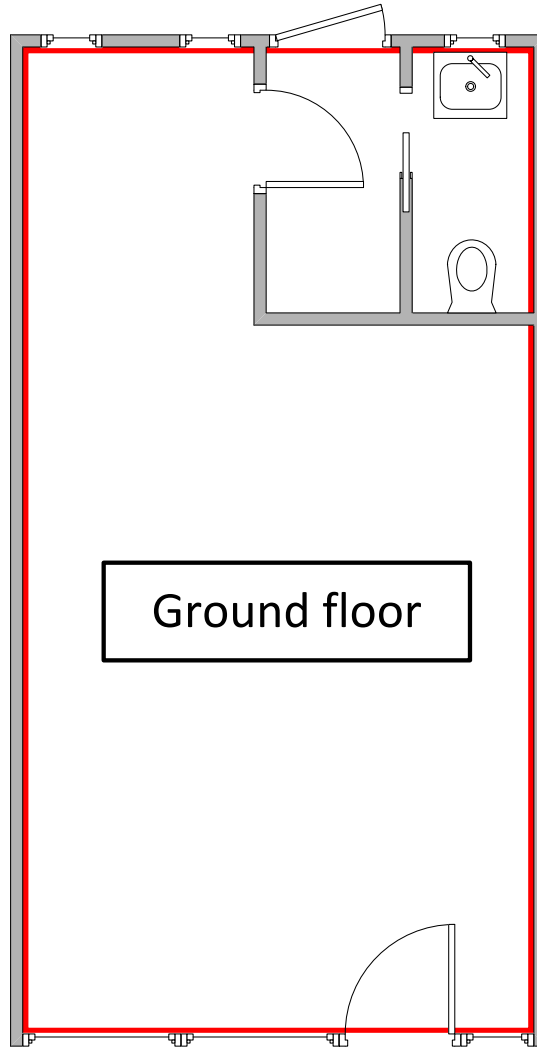


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SUBJECT TO CONTRACT

FLOOR PLAN

Rear Yard



Old Street

NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.

