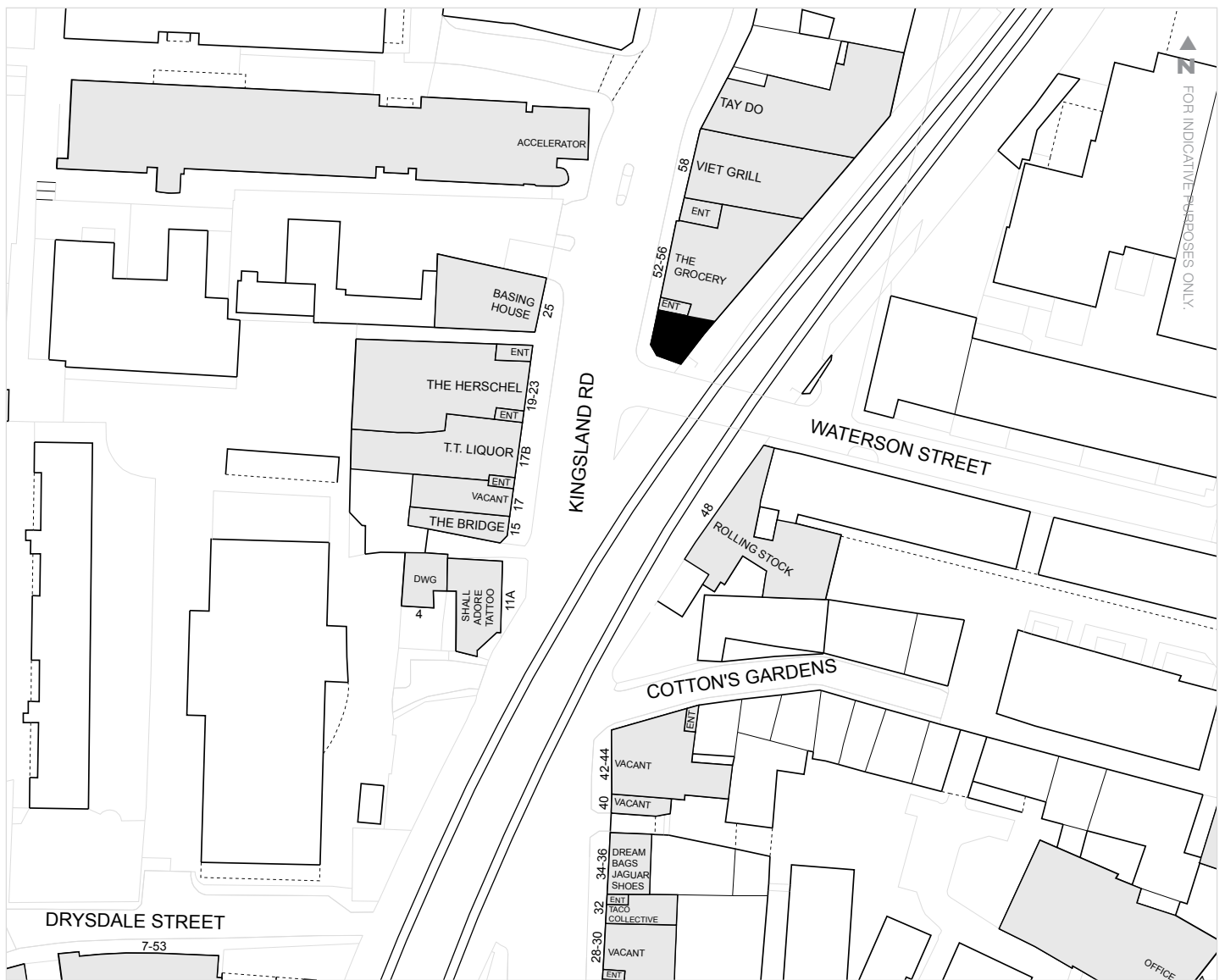

SHOREDITCH

50-52 KINGSLAND ROAD E2



FITTED CLASS E OPPORTUNITY
NEW LEASE



LOCATION

These premises are situated in Shoreditch on the eastern side of Kingsland Road at the intersection with Waterson Street. Located adjacent to **The Grocery** and close to occupiers including **Viet Grill, Tay Do, TT Liquor, Rolling Stock, Jaquar Shoes, Tastes Like Chicken** and **Two Lights**.

ACCOMMODATION

The premises will be arranged on the ground floor and basement levels providing the following approximate NIA floor areas:

Ground floor	490 sq ft	45.55 sq m
Basement	623 sq ft	57.95 sq m
Total	1,113 sq ft	103.49 sq m

Floor plans are available on request.

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 are invited in the region of £32,500 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 premises need to be reassessed for business rates.

EPC

An EPC can be made available on request.

VIEWING

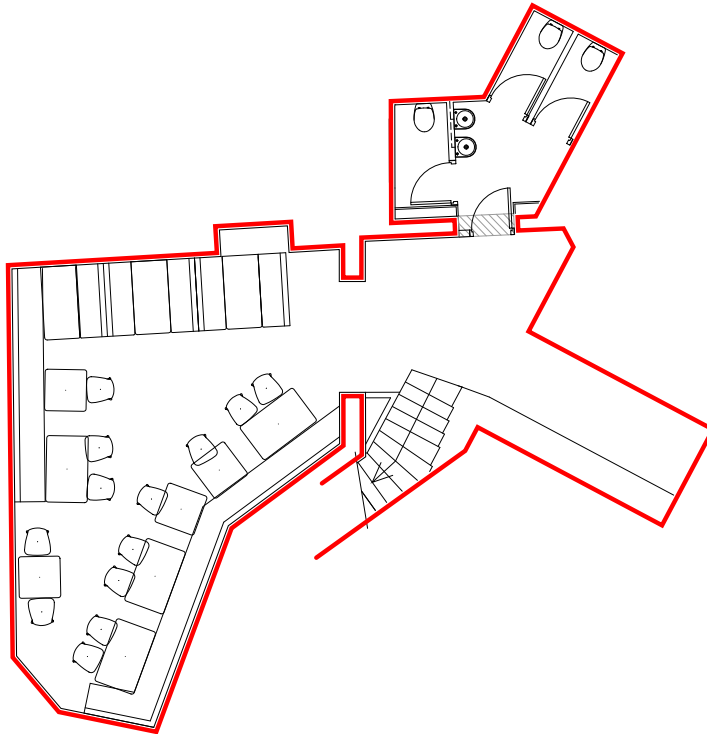
Viewing are strictly by appointment via the sole retained agents:

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

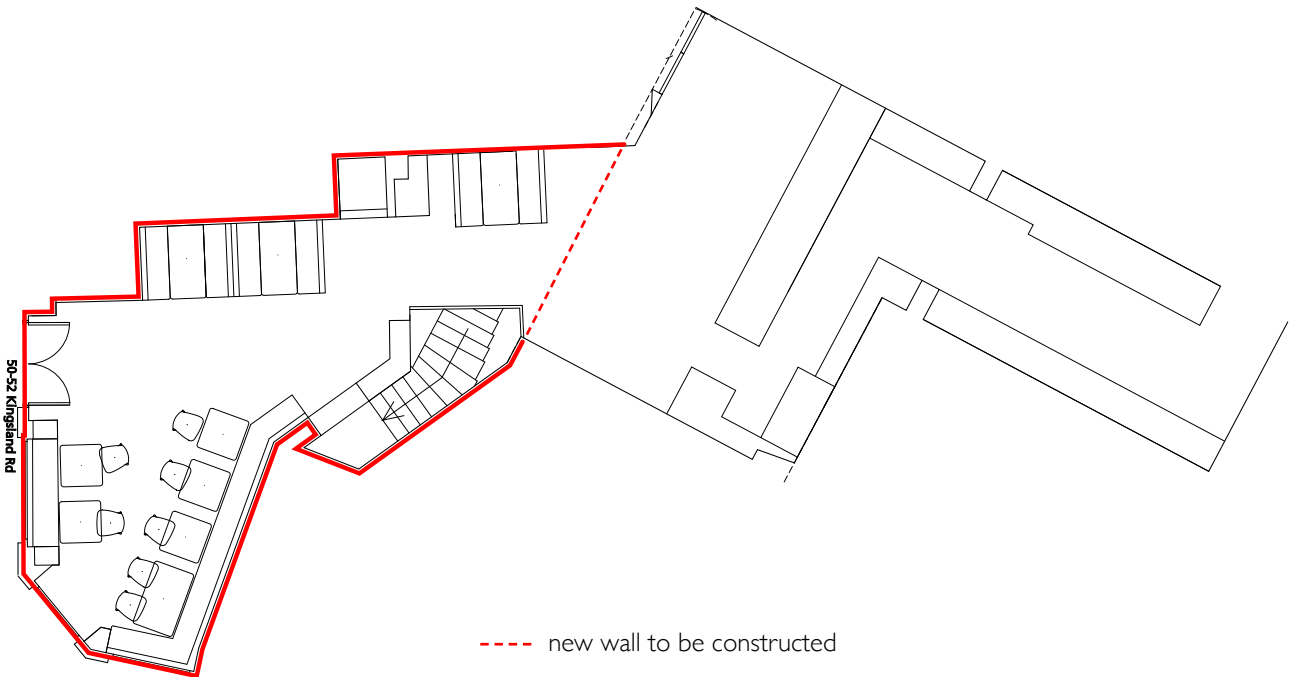
Oscar Payne 07584 472 702
op@bcretail.co.uk



BASEMENT



GROUND FLOOR



NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.

