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# SHOREDITCH

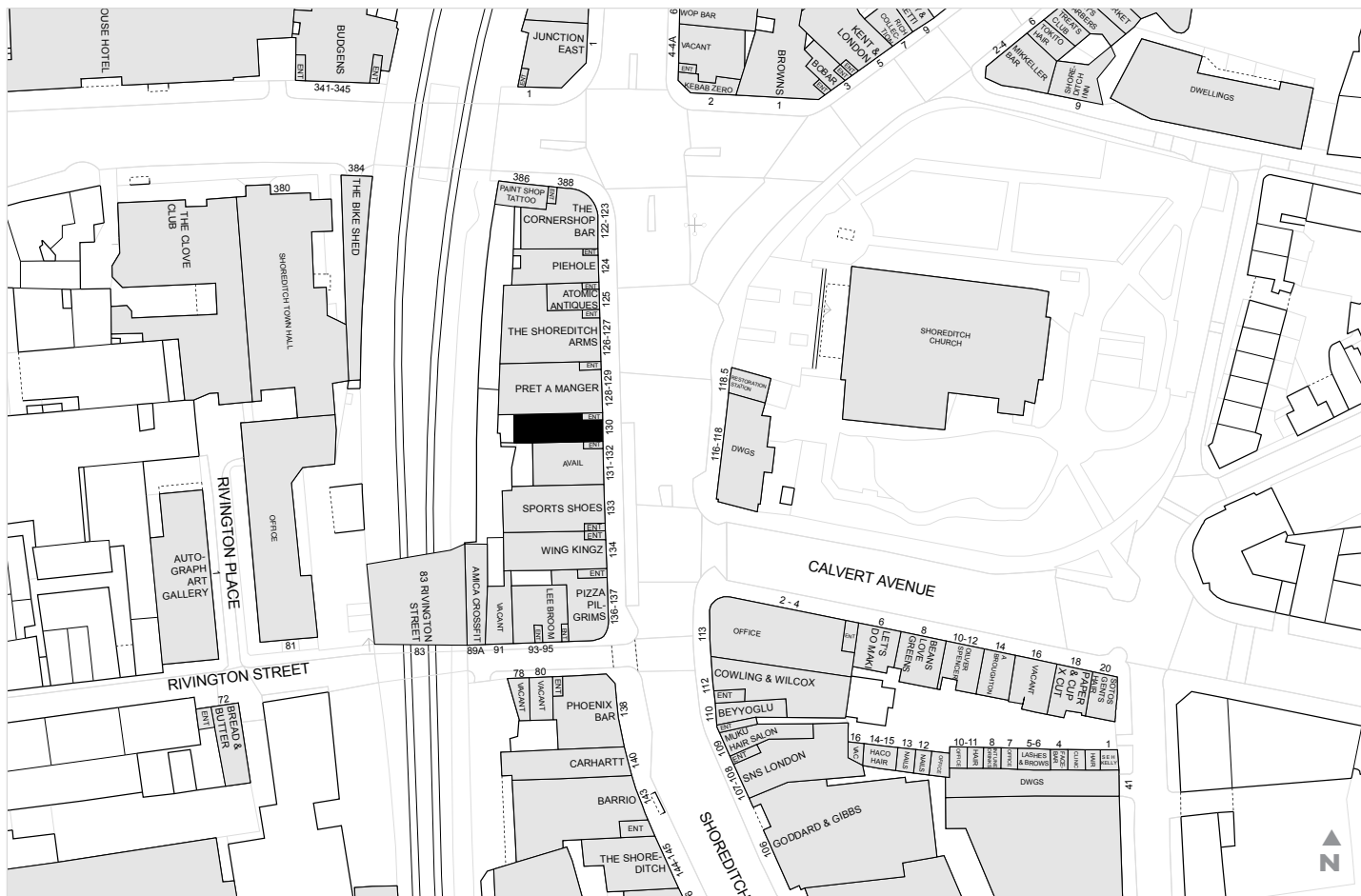
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130 SHOREDITCH HIGH STREET E1



CLASS E RETAIL OPPORTUNITY

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## LOCATION

Situated in the vibrant heart of East London, this property occupies a prominent position on the western side of Shoreditch High Street. Located within the highly sought-after "Shoreditch Triangle," the premises benefit from good footfall and high visibility, being just a short walk from Boxpark, the Tea Building and Redchurch Street. The unit is well placed to capture a diverse audience of creative professionals, tech commuters, and weekend visitors, with Shoreditch High Street Overground station less than a 3-minute walk away and Liverpool Street Station within easy reach. Occupiers represented nearby include **Carhartt, Sport Shoes, Oliver Spencer, Sneaker n Stuff, Pret a Manger, Pizza Pilgrims, Burger & Beyond** and **The Shoreditch Arms**.

## ACCOMMODATION

These attractive premises are arranged over ground and lower ground floor levels providing the following net approximate dimensions and floor areas:

Internal width (max)	17ft 1ins	5.19 m
Ground floor	901 sq ft	83.74 sq m
Lower ground floor	960 sq ft	89.22 sq m
<b>Total</b>	<b>1,861 sq ft</b>	<b>172.96 sq m</b>

Floor plans are 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.

## RENT

We are instructed to seek rental offers in excess of £75,000 per annum exclusive.

## USE

We understand the premises have Class E use. Interested parties are advised to make their own enquiries with Hackney Borough Council Planning Department.

The Premises are Grade II listed.

## RATES

The Rateable Value (April 2026 listing) will be £69,000. We estimate the rates payable in 2026/27 to be approx. £29,670 pa.

Interested parties should verify the above figures with the local authority or by referring to [www.voa.gov.uk](http://www.voa.gov.uk).

## EPC

The property has a B rating. A copy of the EPC can be made available on request.

## VIEWING

Viewings are strictly by prior appointment through the sole retained agents:

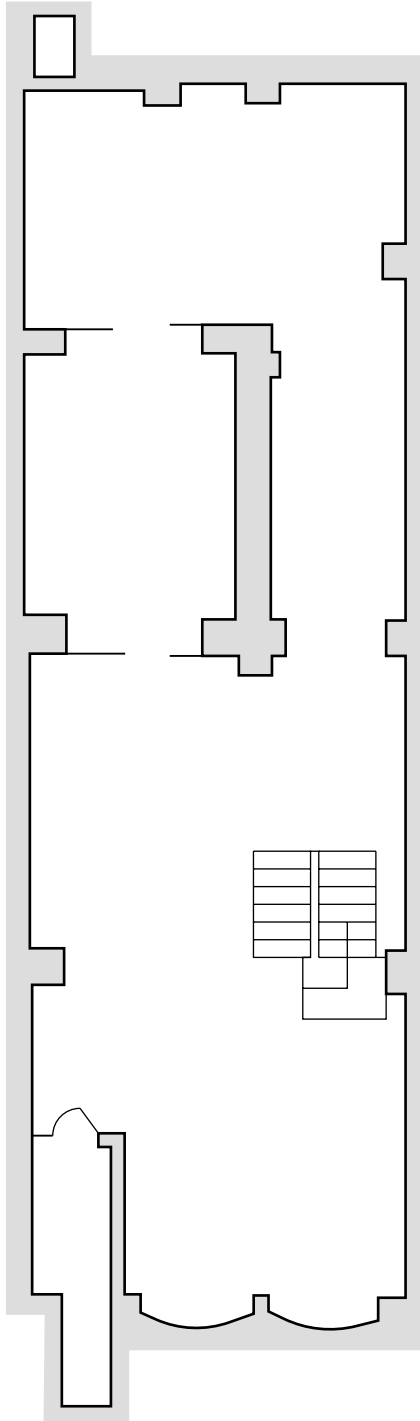
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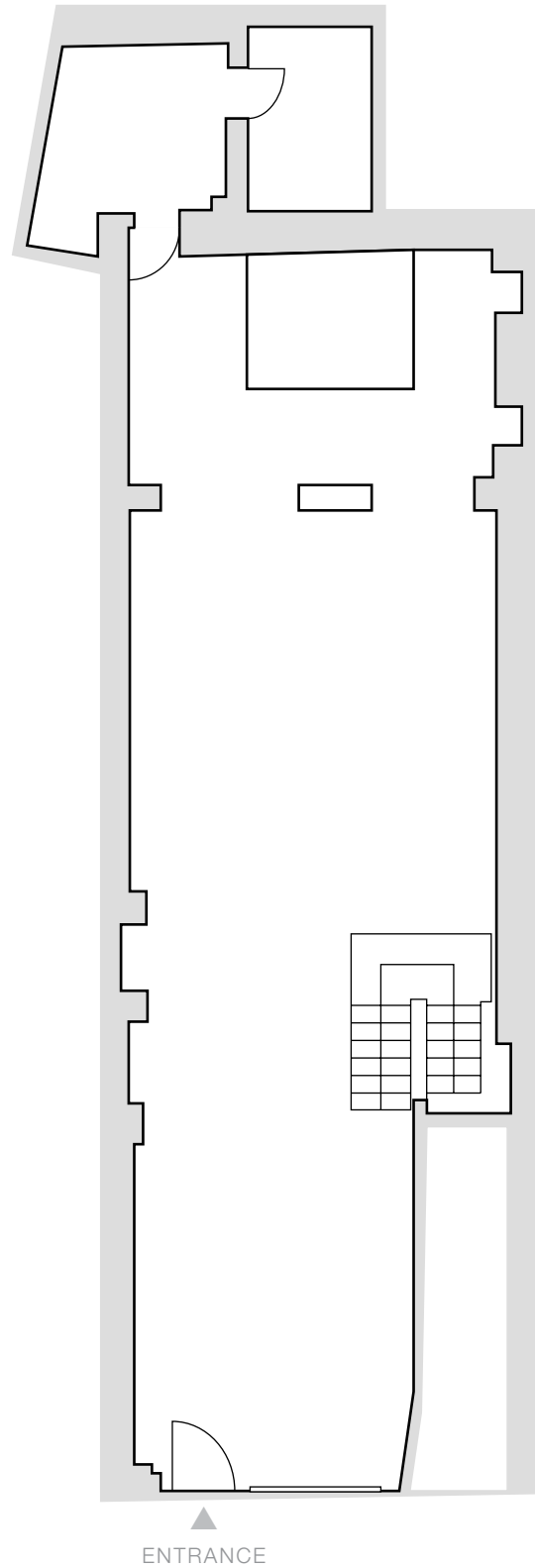
3rd Floor, 16 Ingestre Place, London W1F 0JJ  
[www.bcetail.co.uk](http://www.bcetail.co.uk)



## LOWER GROUND FLOOR



## GROUND FLOOR



◀ N NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.

