
SHOREDITCH

223 OLD STREET EC1



CLASS E SHOP
360 SQ FT



LOCATION

These shop premises are situated close to Old Street Underground Station, just east of the roundabout where it meets City Road. Nearby occupiers include **Shoreditch Grind, Starbucks, KFC, The Sushi Co, Simmons Bar, Smashio, Creams** and **T4**, creating a busy and well-established trading environment.

ACCOMMODATION

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

Internal width	13ft 9 ins	4.20 m
Ground floor	360 sq ft	33.44 sq m

A floor plan is available on request.

TENURE

Subject to VP the premises are 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

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

TIMING

The shop is available for possession immediately.

USE

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

RATES

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

The Rateable Value (April 2026 listing) is £25,250

We estimate the rates payable in 2026/27 to be approx. £10,858 pa.

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

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Oscar Payne

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BC RETAIL

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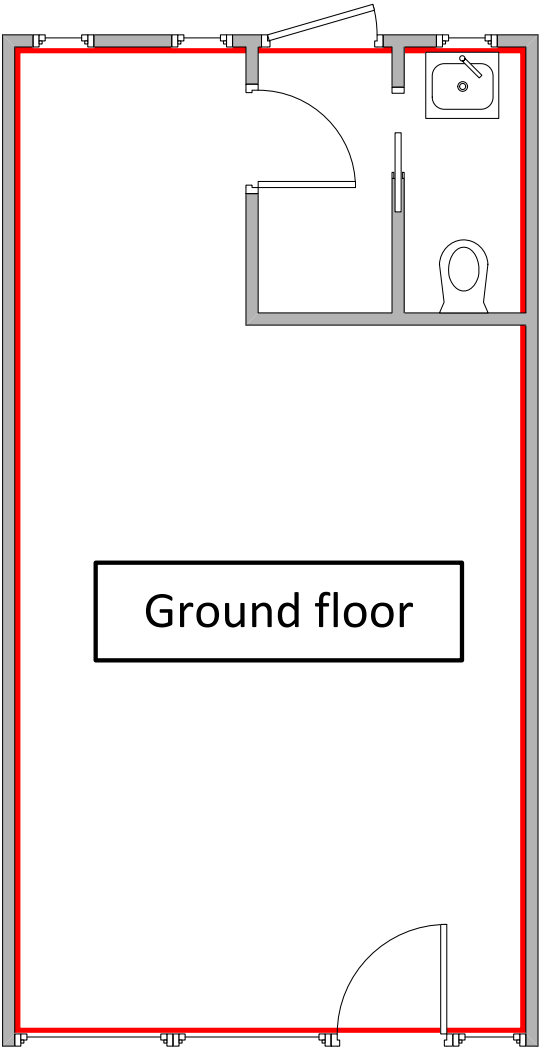


Misrepresentation Act: Whilst every care is taken in the preparation of these particulars BC Retail and the vendor / lessor take no responsibility for any error, mis-statements or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to this property. 2026

SUBJECT TO CONTRACT

FLOOR PLAN

Rear Yard



Old Street

NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.

