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# SHOREDITCH

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108 LEONARD STREET EC2



CLASS E PREMISES

SUITABLE FOR RETAIL,  
GALLERY, SHOWROOM USES

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## LOCATION

The premises are located on the eastern end of Leonard Street, near to the junction with Great Eastern Street, and benefit from excellent visibility and steady footfall. Occupiers nearby include **The Hart Hotel, Gloria, Eggsolut, Pret a Manger, ITSU, Santa Remedio, Circa London, The Griffin** and **Pure Evil Gallery**.

## ACCOMMODATION

The premises are arranged over ground and lower ground floors, providing the following approximate NIA floor areas:

|                     |                    |                 |
|---------------------|--------------------|-----------------|
| Ground floor:       | 522 sq ft          | 48.50 sq m      |
| Lower ground floor: | 841 sq ft          | 78.13 sq m      |
| Vaults:             | 50 sq ft           | 4.65 sq m       |
| <b>Total:</b>       | <b>1,413 sq ft</b> | <b>131.27 m</b> |

Floor plans are available on request.

## TENURE

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 provisions of the Landlord & Tenant Act 1954 Part II.

## RENT

Offers are invited in excess of £42,500 per annum exclusive.

## USE

We understand the premises have Class E use and are currently fitted as a gallery. Interested parties are advised to make their own enquiries with Hackney London Borough Council.

## SERVICE CHARGE

The current on-account service charge is approx. £1,301 pa.

## RATES

The ground floor Rateable Value (April 2026 listing) is £21,500.

We estimate the rates payable in 2026/27 to be approx. £8,213 per annum.

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 premises have a C Rating. A copy of the EPC can be made available on request.

## VIEWING

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

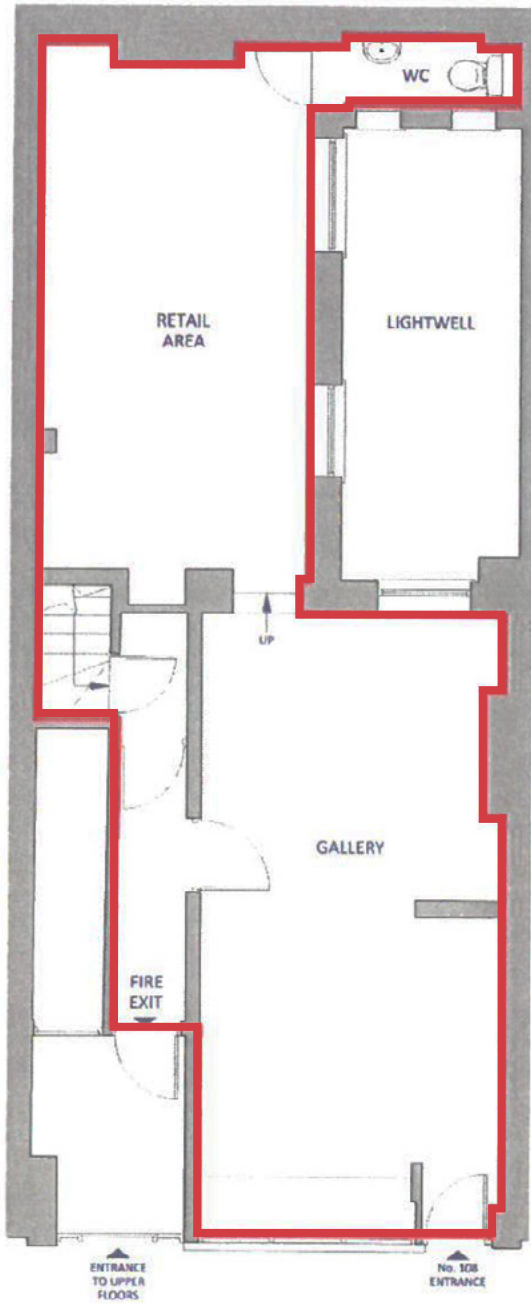
**Nick Furlong**  
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07584 472 702  
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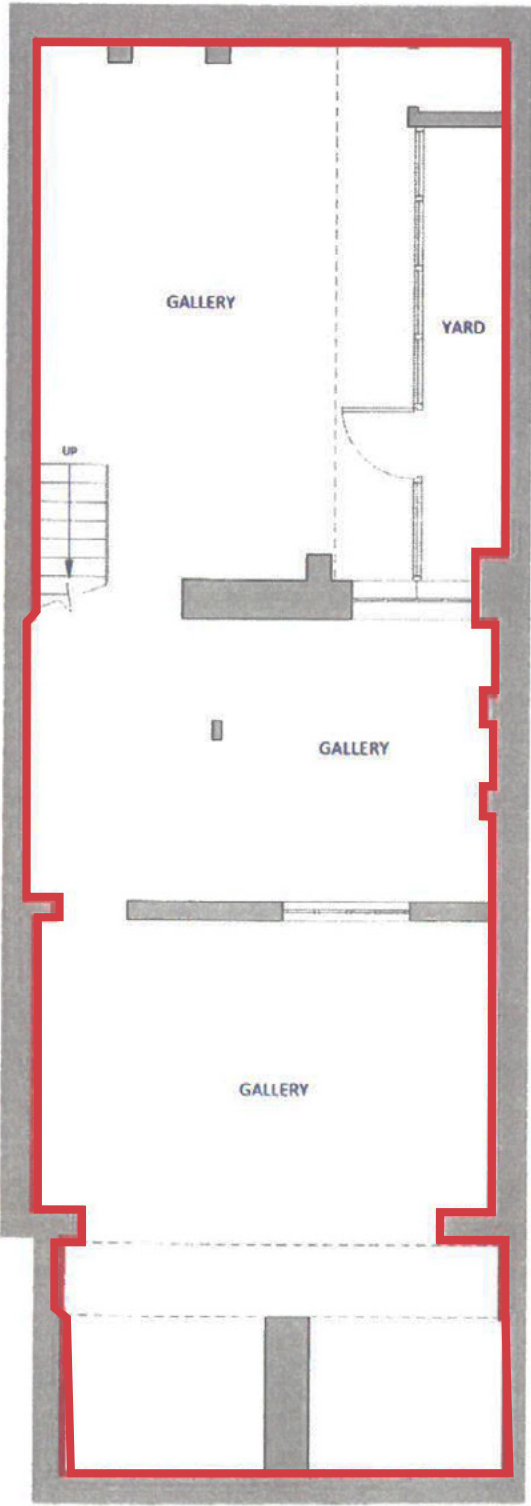
BC RETAIL  
3rd Floor, 16 Ingestre Place  
London W1F 0JJ  
[www.bcretail.co.uk](http://www.bcretail.co.uk)



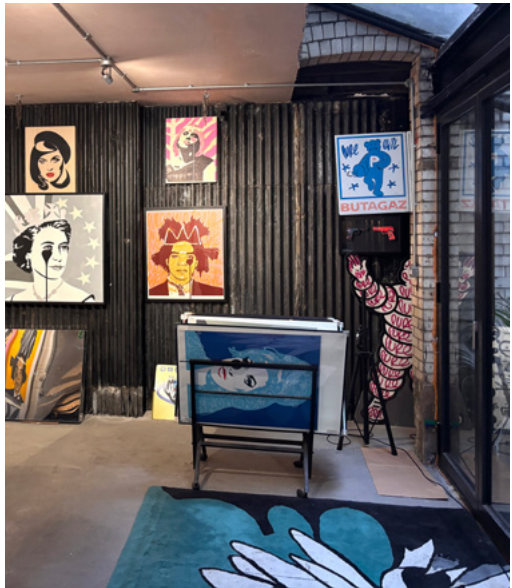
## GROUND FLOOR



## BASEMENT



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