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PRIME UNIT TO LET IN SHOREDITCH

**246 -252 HACKNEY ROAD,
SHOREDITCH, LONDON E2 7SJ**



Location:

The subject property occupies a prominent position on the busy Hackney Road in the heart of Shoreditch.

Sainsbury's are adjacent to the premises, with the property located amongst a number of independent retailers and well-established restaurant/bar operators. The area is densely populated providing any potential operator with an excellent residential catchment.

Hoxton Station (London Overground) is located a short walk away.

Accommodation:

The unit is arranged over a Ground Floor & Basement and has the following approximate net internal areas:

Ground Floor: 2,550 sq. ft. (236.90 m²)

Basement: 1,800 sq. ft. (167.22 m²)

The premises also benefits from rear loading.

Use:

The subject premises benefits from Class E planning consent. Alternative uses may be considered subject to planning.

Rent:

£95,000 per annum exclusive.

Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

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