

70-72 Kingsland Road, London, E2 8DP

TO LET

Restaurant

3,146 sq ft / 292.3 sq m

£115,000 per annum - premium upon application

**Restaurant in
excellent
decorative order
with fully fitted
kitchen with
extraction in
Shoreditch.
New lease for sale.**



- Excellent condition and fit-out
- Fully fitted kitchen with extraction
- Fitted grill station and extraction in the basement
- Bifold doors (at ground floor level)
- Air con & airflow
- Wood-paneled walls and floors
- Loading access from the rear of the restaurant
- Dumbwaiter
- High ceilings

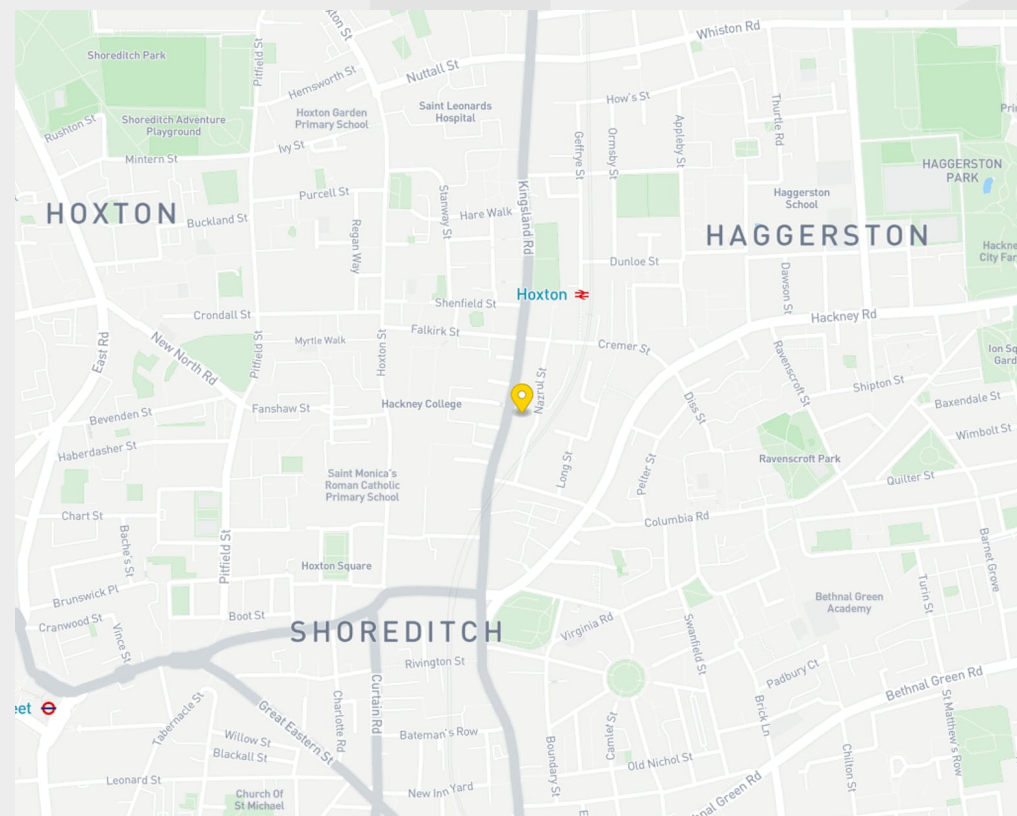


Description

The unit is arranged over ground and basement floors and is currently running as a Vietnamese restaurant/grill. The ground floor can have approx.104 covers, has a fully fitted kitchen and benefits from excellent decorative order, high ceilings, bifold glazed doors, air conditioning etc. The basement is fitted superbly with grills fitted into the table for approx. 62 covers with extraction, tiled walls and floors, air conditioning and good ceiling height. There are WC's on both floors, and a dumb waiter running between the floors.

Location

The property is located within a trendy commercial area, home to many creative industries, galleries, fashion designers, and a destination for restaurants, bars, clubs etc. Immediate local occupiers include Great Art, London Metropolitan University, Flowers Gallery, Columbia Road Flower Market, as well as Shoreditch High Street Station being close by.



Accommodation / Availability

Unit	Building Type	Sq ft	Sq m	Rent	Rates payable	Service charge	Availability
Ground	Restaurant	1,542	143.3	-	On application	On application	Available
Basement	Restaurant	1,604	149	-	On application	On application	Available
Unit - Total	Restaurant	3,146	292.3	£115,000.00 per annum	£7,329 /annum	£6,000 /annum	Available

Tenure

New Lease

- premium upon application

EPC

C

VAT

Not applicable

Configuration

Fitted

Contacts

Jon Morell

07957 454 987

jon.morell@strettons.co.uk

Luke Marioni

07811651752

luke.marioni@strettons.co.uk



Further Information

[View on Website](#)

Strettons and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or, representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated on 06/11/2023