

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

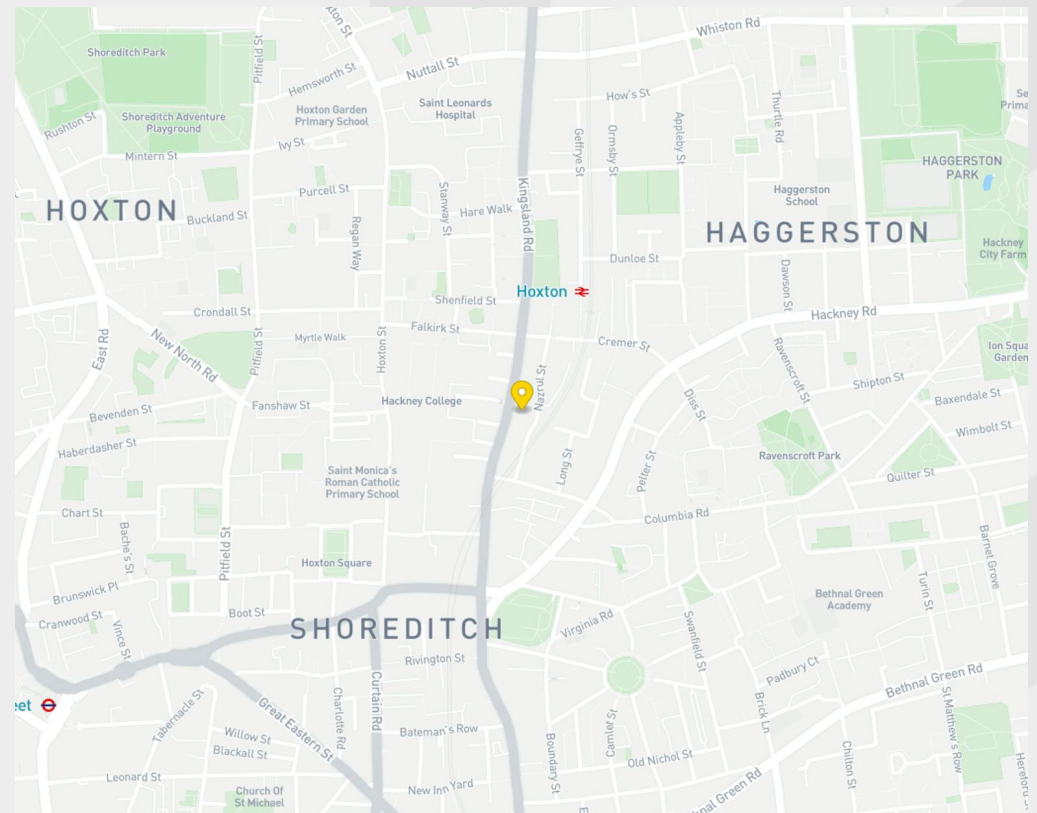


Description

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	143.26	-	On Application	On Application	Available
Basement	Restaurant	1,604	149.02	-	On Application	On Application	Available
Unit - Total	Restaurant	3,146	292.27	£115,000 /annum	£8,053.50 /annum	£6,000 /annum	Available

Tenure

New Lease

- premium upon application

EPC

C

VAT

Not applicable

Configuration

Fitted

Contacts

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Further Information

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