



**TO LET**

**120 Hoxton Street,  
London, N1 6SH**

542 sq ft

Hoxton  
retail/cafe/restaurant  
opportunity



**VIDEO TOUR**

[stirlingackroyd.com](http://stirlingackroyd.com)



---

## Description

Available now, this is an ideal opportunity to secure a retail unit in Hoxton at a rental of £30,000 per annum exclusive.

The unit is located in a diverse retail parade with a range of independent and national occupiers in close proximity. This ground floor unit offers an open-plan layout of 542 square feet and was previously trading as a café.

A new lease will be available direct from the Landlord and all new tenancies will be subject to a minimum three month rent deposit with the rental due quarterly in advance.

---

## Location

The property is located at the southern end of Hoxton Street in central Hoxton.

Hoxton Railway Station is within close proximity and nearby shops include, Papa John's, Dominos, Londis and Ladbrokes.

---

## Key points

- Ground floor unit - 542 square feet
- New lease, 5-15 years considered
- Diverse retail parade with a range of independent and national occupiers
- Rental - £30,000 per annum exclusive
- Open plan layout
- Ideal for a range of retail occupiers - previously trading as a pizza/cafe/take-away
- Situated in a diverse local parade
- Potential to reinstate extraction - ideal restaurant/fast food opportunity





---

## Accommodation

| Name   | sq ft | sq m  | Availability |
|--------|-------|-------|--------------|
| Ground | 542   | 50.35 | Available    |

---

## Viewing & Further Information



**Iftakhar Khan**  
020 3967 0103  
ikhan@stirlingackroyd.com

---

## Rents, Rates & Charges

|                |                      |
|----------------|----------------------|
| Lease          | New Lease            |
| Rent           | £30,000.00 per sq ft |
| Rates          | On application       |
| Service Charge | On application       |
| VAT            | On application       |
| EPC            | B (47)               |

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 09/05/2024