

**FLAGSHIP  
SHOREDITCH  
RESTAURANT  
OPPORTUNITY**

**152 CURTAIN ROAD  
SHOREDITCH  
EC2**

**2,646 SQ FT**

**BELCOR**

**CITY FRINGE REAL ESTATE**



## DESCRIPTION

Forming part of an attractive period building comprising a restaurant unit arranged over ground and lower ground floors.

The unit has been fitted to a high specification and would be of strong interest to any restaurant or retail operators, benefiting from E Class Use.

## AMENITIES

-  7 Day Trade
-  Great Frontage
-  Outside Terrace
-  Prime Shoreditch Location
-  Fully Fitted Restaurant
-  Premises License
-  Air Conditioning

## PRIME SHOREDITCH RESTAURANT / E-CLASS OPPORTUNITY



## LOCATION

The property is located on the east side of Curtain Road close to its junction with Old Street, in the heart of Shoreditch.

The property is in close proximity to many of the retail and restaurant outlets in Rivington St and Hoxton Square and also within short walking distance of Old Street, Liverpool Street and Shoreditch High Street.

## TRANSPORT

**SHOREDITCH HIGH STREET**  
Overground

**LIVERPOOL STREET**  
Metropolitan  
Hammersmith & City  
Central Line

**OLD STREET**  
Northern Line

## AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PA)	RATES (PA)	SERVICE CHARGE (PA)	TOTAL (PCM)
Ground	1,594					
LG	1,051					
<b>Total</b>	<b>2,646</b>	<b>Available</b>	<b>£155,000</b>	<b>£30,208</b>	<b>TBC</b>	<b>TBC</b>

## LEASE

An assignment for a term expiring 7 June 2032, outside the provisions of the LTA 1954 part II as amended. Alternatively, we can grant a new lease direct from the landlord

## TIMING

Available immediately

## RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

## LICENSE

The premises benefits from a late-night license. Details to be provided on request.

## VIEWINGS VIA SOLE JOINT AGENTS

### BELCOR

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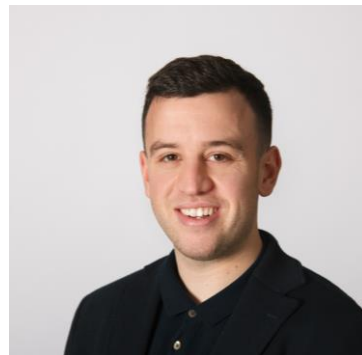
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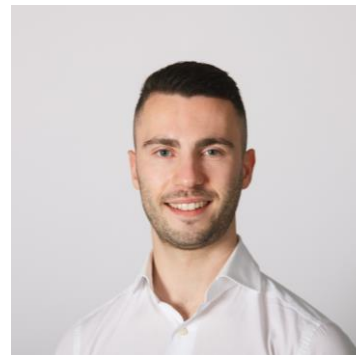
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