

**SHOREDITCH
COFFEE/BAR
OPPORTUNITY**

**2-20 SCRUTTON
STREET
EC2A**

1,056 SQ FT

BELCOR

CITY FRINGE REAL ESTATE



DESCRIPTION

Arranged over the ground floor forming part of a modern office building. The unit is handed over in shell and core condition.

With a prime Shoreditch location and existing premises license, it would be ideally suited to a micro-brewery or cocktail operator.

PRIME SHOREDITCH COFFEE / BAR OPPORTUNITY



AMENITIES



7 DAY TRADE



24 HOUR ACCESS



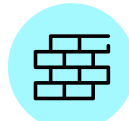
ALCOHOL LICENSE



PRIME SHOREDITCH



RARE BAR OPPORTUNITY



SHELL & CORE



EXCELLENT
TRANSPORT LINKS



GOOD FOOTFALL



E CLASS USE



TRANSPORT

Old Street - 6 mins



Shoreditch High Street - 9 mins



Liverpool Street - 9 mins

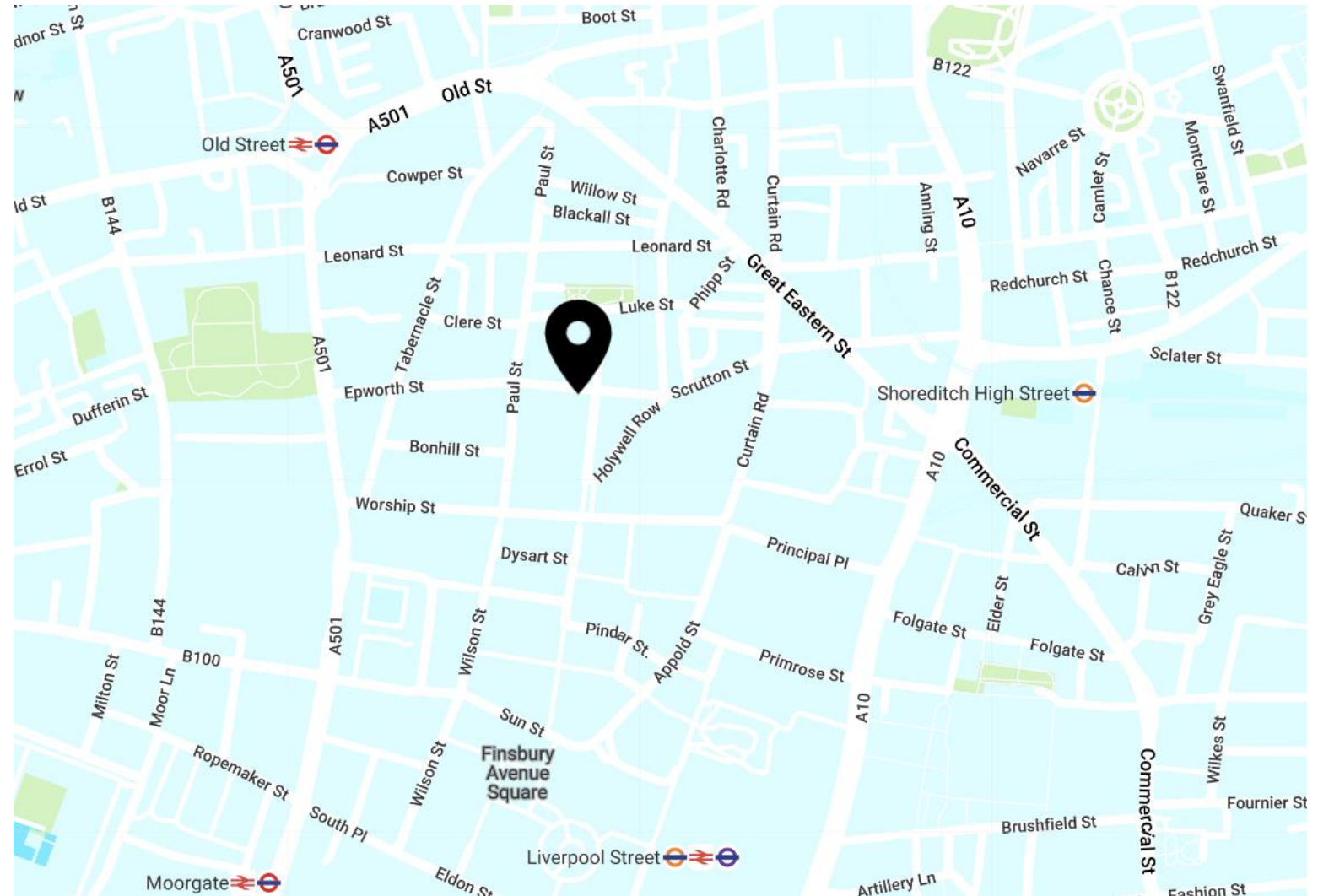


AREA

The building is well positioned in the heart of prime Shoreditch and only a short walking distance from Old Street Roundabout.

The location benefits from being amongst a host of bars and restaurants and some of the leading commercial occupiers in the City Fringe.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT(PA)	RATES	SERVICE CHARGE (PA)	TOTAL (PCM)
Ground	1,056	Available	£50,000	£8,294	£7,290	£5,465

LEASE

A new lease to be contracted outside the Landlord & Tenant Act

TIMING

Available immediately.

CONTENT

View on our website



RATES

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

LICENSE

A premises license has been granted until 11pm Monday-Sunday. Interested parties should make their own enquiries.

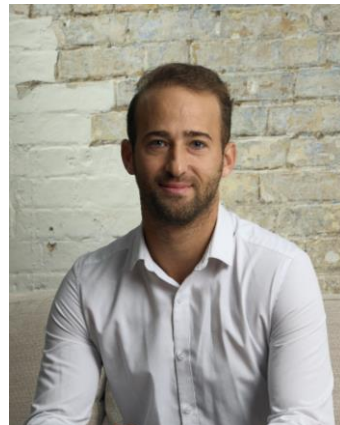
VIEWINGS VIA SOLE AGENTS

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