

SHOREDITCH A3 RESTAURANT PREMISES TO LET – AVAILABLE NOW
ALSO SUITABLE FOR NEW BUSINESS CLASS E
(RETAIL, OFFICES, CLINICS, LEISURE ETC.)

42-44 KINGSLAND ROAD, SHOREDITCH, LONDON, E3 8DA

Total Area: 3,200 ft² (297.29 m²) – Ground & Lower Ground Floor



rib.co.uk

19 Margaret Street, London W1W 8RR

Tel: 020 7637 0821 Email: props@rib.co.uk

RIB
Robert Irving Burns



AREAS

The property is arranged over the ground and lower ground floors and provides the following approximate net internal areas:

Ground Floor: 1,700 ft²

Lower Ground Floor: 1,500 ft²

Total: 3,200 ft²

LOCATION

Located on the east side of Kingsland Road at its junction with Cotton Gardens and just north of the main junction with Old Street, Hackney Road and Shoreditch High Street. Old Street Underground Station and numerous buses run along Kingsland Road connecting to the City, North and East London.

The premises sits within the heart of the Hoxton, Shoreditch High Street and Old Street underground triangle.

DESCRIPTION

Victorian property comprising a ground floor and basement A3 premises. The ground floor includes an open plan seating area, bar, kitchen and WC. The basement consists of a bar with surrounding open space, storage and fire exit.

Former operation photos.

RIB
Robert Irving Burns



Misrepresentation Act 1967. These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.

SHOREDITCH

Shoreditch is known for its trendy demographic and terrific street art. This is well complimented by the adjacent and equally hip neighbourhood of Hoxton. Young creatives and trendsetters fill the fashionable clubs and bars that surround Shoreditch High Street, Great Eastern Street, and Old Street, while an eclectic dining scene features everything from trendy chain restaurants and smart gastropubs to artisan coffee shops and noodle bars. Dinerama, The Electric Cinema, Columbia Road Flower Market, Flight Club and The Queen of Hoxton give only a flavour of the bountiful vibrance.

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

RENT

£110,000 per annum exclusive of rates, Building insurance, VAT (if applicable) and all other outgoings.

BUSINESS RATES

£32,000 per annum (payable).

POSSESSION

Upon completion.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available upon request.

AMENITIES

- Fitted Kitchen with Extraction
- Approximately 70 Covers
- Fully Ventilated
- 2 x Fitted Bars
- Separate Prep Kitchen
- Staff WCs
- Customer WCs
- Exposed Brickwork
- Concrete Flooring

VIEWINGS

All viewings strictly through Robert Irving Burns. Please contact for more information:

Henry Bacon

Tel: 020 7927 0646

Mob: 07780 472 942

Email: henry@rib.co.uk

Elliot Simmons

Tel: 020 7927 6339

Mob: 07584 437 781

Email: elliot@rib.co.uk

RIB
Robert Irving Burns