

RESTAURANT / BAR TO LET - SHOREDITCH HIGH STREET

**MATCHBOX, 134-135 SHOREDITCH HIGH STREET, LONDON, E1 6JE**

NB. Historic photograph

- Situated at the northern tip of the 'Shoreditch Triangle'
- Nearby occupiers include Bar Kick, Barrio, Pizza Pilgrims and Pret A Manger
- Ground floor and basement trade areas
- Building footprint of approximately 158 sq m (1,695 sq ft)
- External customer seating to the front
- Licensed until midnight Monday until Saturday

NEW LEASE, RENTAL OFFERS IN EXCESS OF £100,000 pa**SUBJECT TO CONTRACT (Sole selling agent)**

LONL596

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Location

The property is situated on Shoreditch High Street near to its intersection with Old Street and Hackney Road. The immediate area is home to an eclectic mix of corporate and independent operators including Burger & Beyond, Bike Shed, Clove Club and Pret A Manger. Shoreditch High Street Overground Station is circa 400 metres to the south and Old Street Underground Station (Northern Line) is 650 metres to the west.

A location plan is enclosed.

Description

The ground floor and basement of a mid-terrace four storey building. Internally the venue is set out as follows:

Ground Floor Open plan trade area with a bar servery. Former trade kitchen.

Basement Trade area. Customer WCs.

External Table and chairs seating to the front.

According to Nimbus Maps, the building footprint is approximately 158 sq m (1,695 sq ft).

Floor plans available upon request.

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements

Services

We are advised that the property is connected to all mains services.

Licensing

From enquiry of the London Borough of Hackney, it is understood the property has a Premises Licence permitting the sale of alcohol from 10:00 am until 12 midnight from Monday to Saturday and 12 noon until 11:30 pm on Sunday.

Rating Assessment

The property is listed within the current (2023) Rating List as a Restaurant & Premises and with a Rateable Value of £109,000.

Basis of Letting

The landlord is inviting rental offers with lease terms to be negotiated.

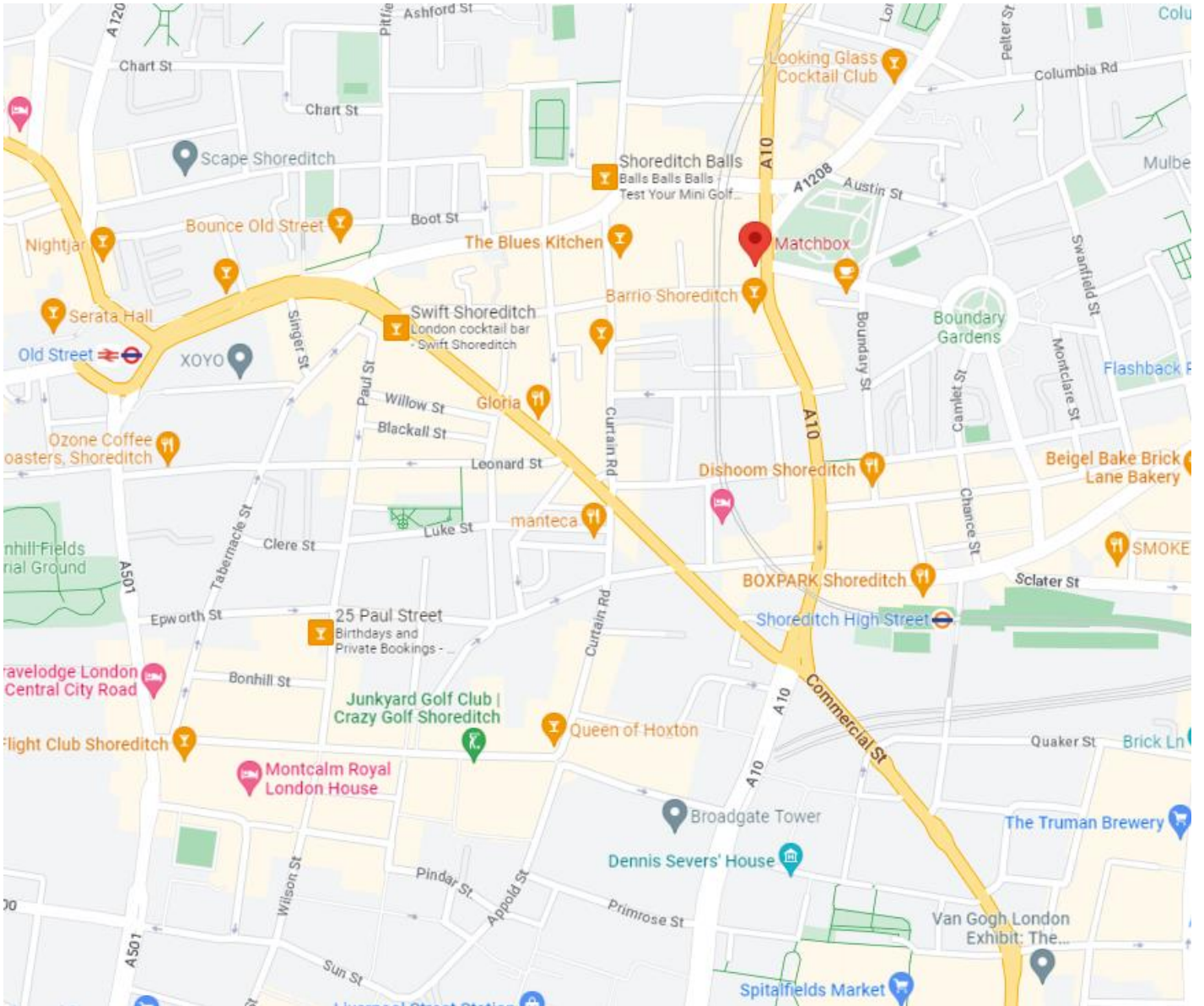
Viewing and Further Information

For further information, please contact Michael Penfold of the sole selling agents on –
Tel: 07894 210 853 or email: Michael.penfold@agg.uk.com

EPC

Available upon request.

Location Plan



Source: Google Maps. Not to scale - Provided for indicative purposes only.

FLOOR PLANS

Ground Floor

