

CALIBRE
ACQUIRE

WING KINGZ

WINGS • BURGERS • BEER • SPORTS

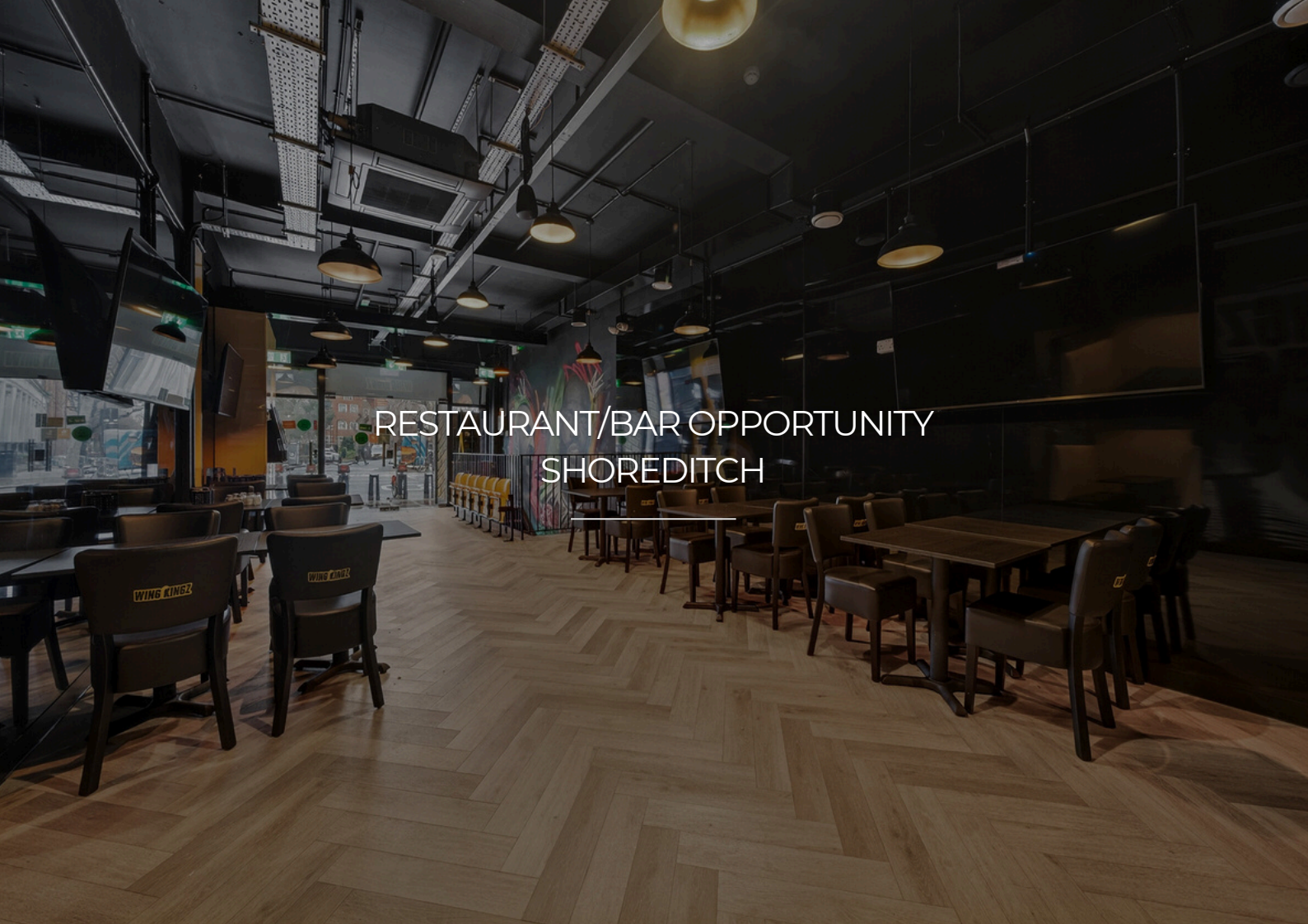
AIDA

134-135 SHOREDITCH HIGH STREET
SHOREDITCH, E1 6JE

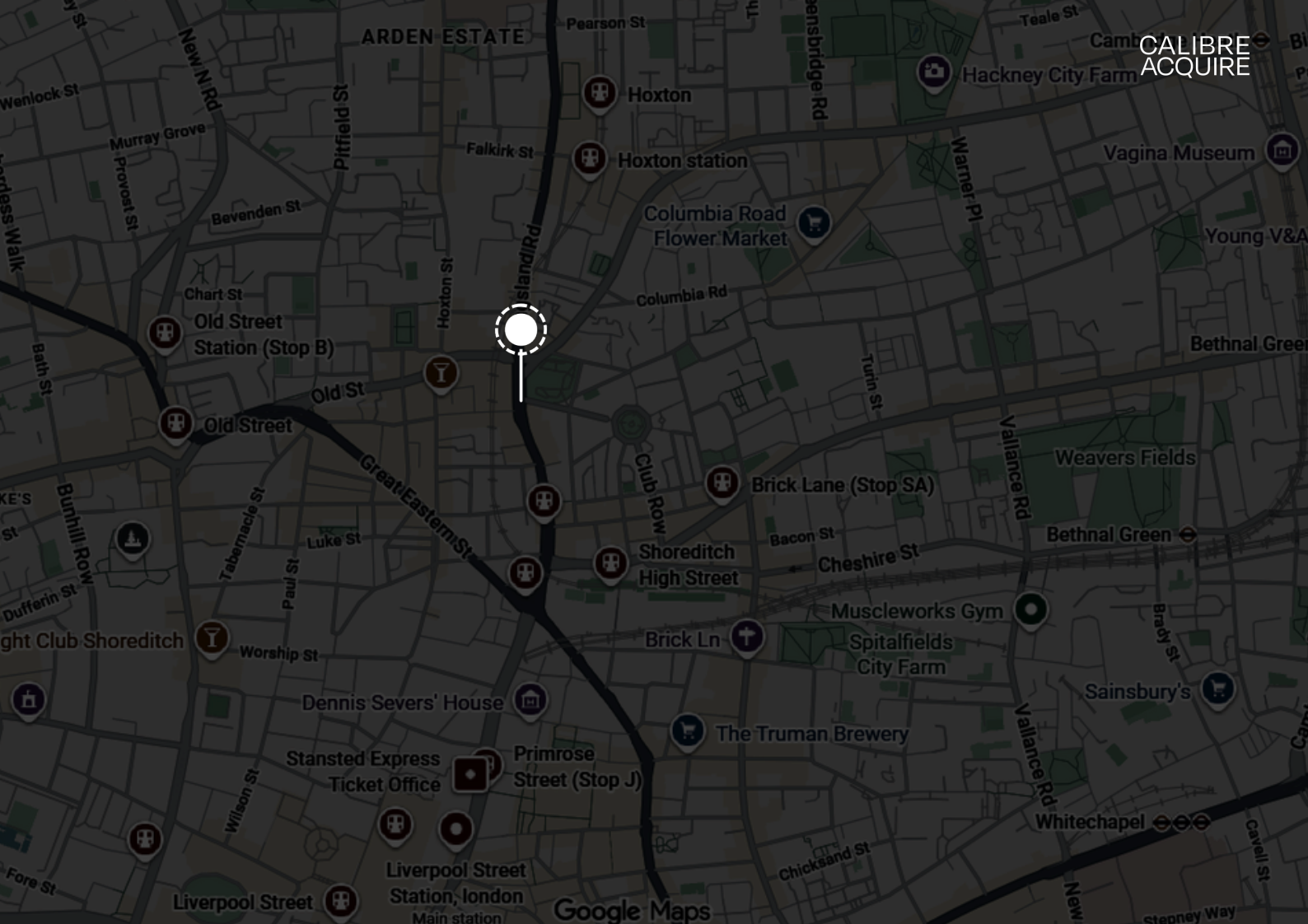


A STRUCTURED APPROACH TO RENTING

With access to a curated selection of rental properties, we introduce tenants to opportunities that suit different requirements, timelines, and use cases. Each property is assessed, prepared, and presented with clarity, allowing you to make informed decisions without unnecessary friction.

The image shows the interior of a restaurant or bar. The floor is made of light-colored wood in a herringbone pattern. There are several tables and chairs. The chairs have "WING KINGZ" written on the back. The ceiling is dark with exposed pipes and several pendant lights. There are large windows on the left side, and a mural on the wall in the background. The overall atmosphere is modern and industrial.

RESTAURANT/BAR OPPORTUNITY
SHOREDITCH



ARDEN ESTATE

Hoxton

Hoxton station

Columbia Road
Flower Market

Old Street
Station (Stop B)

Old Street

Brick Lane (Stop SA)

Shoreditch
High Street

Cheshire St

Muscleworks Gym

Spitalfields
City Farm

Dennis Severs' House

Stansted Express
Ticket Office

Primrose
Street (Stop J)

The Truman Brewery

Liverpool Street
Station, london
Main station

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

RESTAURANT / BAR TO LET

KEY PROPERTY INFORMATION

- Ground floor and basement commercial unit
- Total internal area of approximately 2,693 sq. ft
- Refurbished and fully fitted
- Suitable for restaurant or takeaway use
- Ready for immediate occupation and trading
- Alcohol licenced premises
- Licensed hours 11:00am to 11pm everyday
- Prominent position on Shoreditch High Street
- Available by way of assignment of the existing 15-year lease

ANNUAL RENT: £90,000

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DESCRIPTION

The property is arranged over ground floor and basement, providing a total internal area of approximately 2,693 sq. ft. The space has been refurbished and is fully fitted, allowing for immediate occupation and trading.

The premises are suitable for use as a restaurant or takeaway and benefit from an alcohol licence permitting sales until midnight Monday to Saturday and until 11:30pm on Sundays.

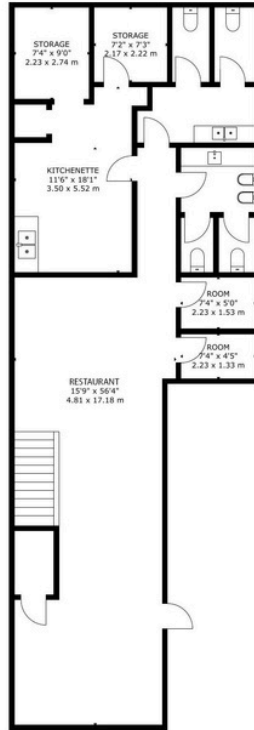
The property is available by way of assignment of the existing 15-year lease.



FLOORPLAN

C.

SHOREDITCH HIGH STREET E1
GROSS INTERNAL AREA
APPROX TOTAL: 250.2.sq.m - 2693.sq.ft



IMAGES





LOCATION & TRANSPORT

134-135 Shoreditch High Street sits in the core trading stretch of Shoreditch High Street, a location driven by sustained footfall from office workers, residents, visitors, and evening trade. The area supports food and beverage operators throughout the day, with strong lunchtime demand and late trading activity.

The property benefits from proximity to Shoreditch High Street Overground station and is within walking distance of Liverpool Street and Old Street, providing access to a wide commuter and customer base. The surrounding streets host offices, residential schemes, hotels, and established retail and hospitality operators, creating consistent demand across weekdays and weekends.

Shoreditch remains a proven location for restaurant and takeaway businesses seeking visibility, passing trade, and extended operating hours within a recognised commercial and leisure district.





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Please note that property investments involve risks including loss of capital, illiquidity, default of a borrower and lack of returns. The risks involved will vary by project types, so please make sure you have read and understood the specific risks associated with the investment. Investments should only be made as part of a diversified investment portfolio. Projections or estimated returns are not a reliable indicator of actual future performance and eventual returns or dividends may be lower than predicted.