

# Shoreditch, London EC1

313/319 Old Street

Fully Fitted Class E Restaurant/Showroom Premises To Let or For Sale



## Commercial Summary

A prominent restaurant/showroom opportunity in the heart of Shoreditch on a prominent corner leading from Old Street into Hoxton Square.

The property is offered to the market with the benefit of a high-quality restaurant fit out, arranged over ground floor and basement.

Available on a new lease directly from the landlord, alternatively, the landlord would consider a sale of the freehold interest.

## Demise

The premises comprise a regularly configured ground floor unit with the following Net Internal areas:

Ground Floor	2,889 ft <sup>2</sup>	268.40 m <sup>2</sup>
Basement	3,165 ft <sup>2</sup>	294.04 m <sup>2</sup>
<b>TOTAL</b>	<b>6,054 ft<sup>2</sup></b>	<b>208.38 m<sup>2</sup></b>

## Rent

£240,000 per annum

## Freehold Sale

£3,250,000

For more information or to arrange a viewing, please contact:

**KK** RETAIL & LEISURE  
REAL ESTATE

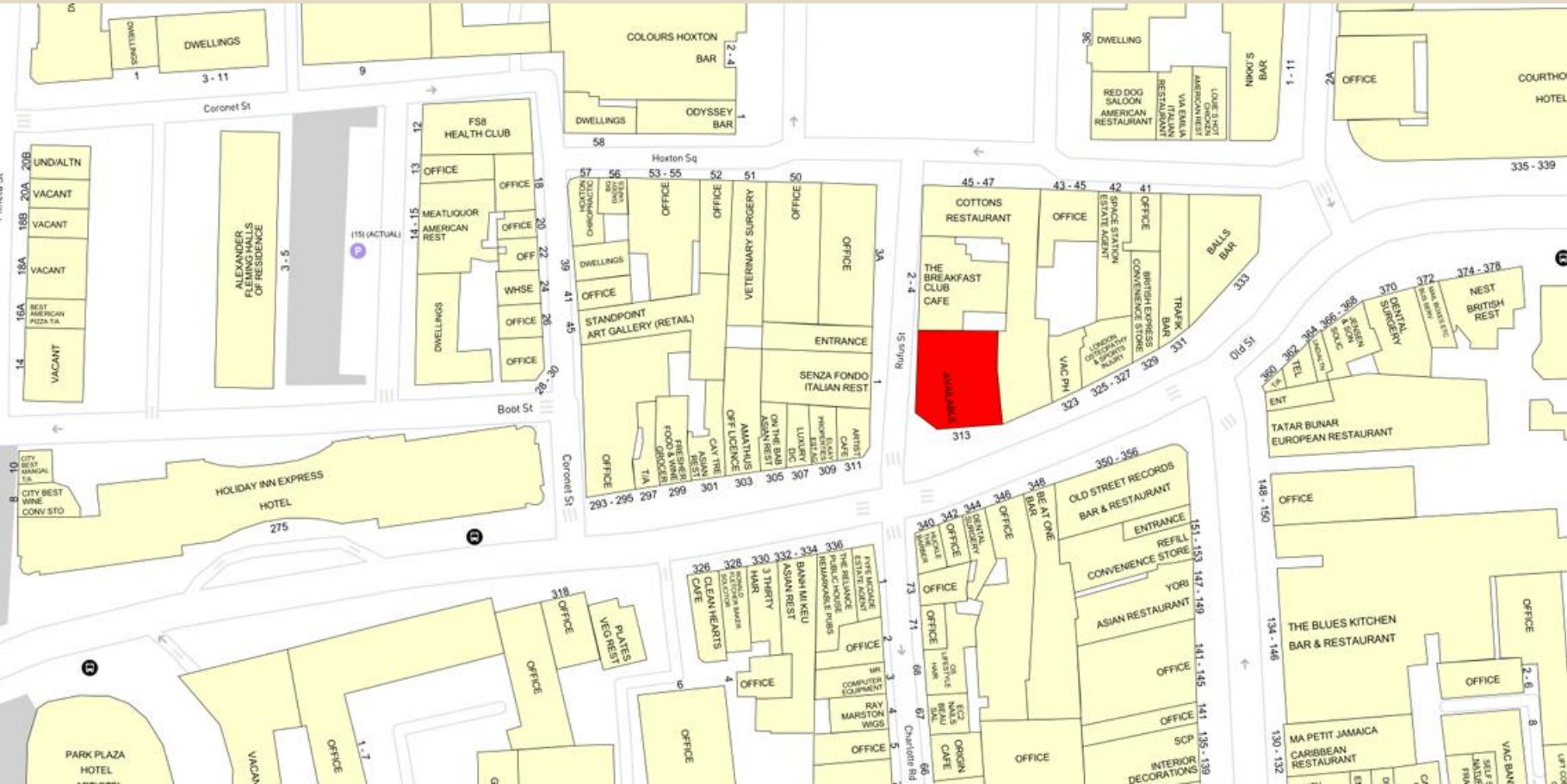
Kristian Kendall  
07917 347 434

kristian@kcrealestateconsulting.com

# Shoreditch, London EC1

## 313/319 Old Street

### Fully Fitted Class E Restaurant/Showroom Premises To Let or For Sale



#### Location

The property is situated on the north side of Old Street, close to the junction with Shoreditch High Street.

Shoreditch is a world-renowned creative hub situated just to the north of the City of London with a vibrant residential and business community, an abundance of restaurant occupiers and a thriving nighttime economy.

The property occupies a highly prominent corner position between Old Street and Rufus Street, leading in Hoxton Square.

The property is serviced by nearby transport links at Liverpool Street, Old Street, Hoxton and Shoreditch High Street.

Nearby occupiers include **Senza Fondo, Old Street Records, The Breakfast Club** and **The Blues Kitchen**.

For more information or to arrange a viewing, please contact:



Kristian Kendall  
07917 347 434

kristian@kkrealestateconsulting.com

# Shoreditch, London EC1

313/319 Old Street

Fully Fitted Class E Restaurant/Showroom Premises To Let or For Sale



## Description

The property has traded until recently as a Busaba Eathai, the Alan Yau inspired Thai casual dining concept. The restaurant still includes the fixtures and fittings from the restaurant operation.

The ground floor is predominantly a sales area with a rear preparatory kitchen and dumbwaiters. The basement has been fitted as a kitchen and staff areas.

There is a platform left for deliveries accessed from Rufus Street.

## Rates (2023/2026)

Rateable Value	£187,000
Rates Payable	£107,525 pa

Interested parties are recommended to make further enquiries with The London Borough of Hackney on 020 8356 3466

## EPC

The property has an EPC rating C (67C), expiring on the 11<sup>th</sup> May 2032. Further details available on request.

For more information or to arrange a viewing, please contact:



Kristian Kendall  
07917 347 434

kristian@kcrealestateconsulting.com

# Shoreditch, London EC1

313/319 Old Street

Fully Fitted Class E Restaurant/Showroom Premises To Let or For Sale



## Tenancy Schedule

The freehold interest includes 11 residential apartments sold off on long leases. The first floor office is also sold on a long lease as follows:

Floor	Tenant	Area	Rent	Lease Start	Lease Expiry	Rent Review	Comments
4 <sup>th</sup> Floor	Residential	2,049 sq ft*	£750 per annum	2002	2127	2028	Increase of £250 every 25 years.
3 <sup>rd</sup> Floor	Residential	2,437 sq ft*	£1,000 per annum	2002	2127	2028	Increase of £250 every 25 years.
2 <sup>nd</sup> Floor	Residential	2,437 sq ft*	£1,000 per annum	2002	2127	2028	Increase of £250 every 25 years.
1 <sup>st</sup> Floor	Office	2,566 sq ft	Peppercorn	16/12/2019	13/12/3018		
Ground Floor and Lower Ground Floor	Vacant	6,054 sq ft	n/a	n/a	n/a	n/a	

\*Floor Areas Approximate

Long Leasehold Title: EGL445686  
Freehold Title: NGL486917

Owner: Lambousa Investments Ltd  
Owner: Globalhome Estates Ltd

## VAT

The property is elected for VAT.

## Planning

The building is not listed but is situated within a Conservation area. All planning enquiries to the London Borough of Hackney.



For more information or to arrange a viewing, please contact:

Kristian Kendall  
07917 347 434  
kristian@kkrealestateconsulting.com

These particulars are provided for guidance only and do not constitute an offer or contract. While believed to be correct, their accuracy is not guaranteed, and no representation or warranty is made by KK Real Estate Consulting Ltd. All descriptions, measurements, and other details are approximate. Interested parties should rely on their own inspections and professional advice. KK Real Estate Consulting has no authority to make or give any representations in relation to the property.