



CLASS E UNIT TO LET IN HOXTON

**142-146 HOXTON STREET, LONDON,
N1 6SH**

SUBJECT TO VACANT POSSESSION



Location:

The property is situated in a prominent position on the eastern side of Hoxton Street. The unit is located in the principle retail pitch in Hoxton where multiple occupiers include Lidl, Domino's and Ladbrokes.

Hoxton Rail Station (London Overground) and Old Street Underground Station (Northern Line) are both a short walk away from the premises, providing services to South London and Central London respectively.

Accommodation:

The unit is arranged over a Ground Floor and First Floor only and has the following approximate net internal areas:

Ground Floor: 4,427 sq. ft. (411.28 m²)

First Floor: 713 sq. ft. (66.2 m²)

Use:

The subject premises benefits from Class E planning consent. Alternative uses may be considered subject to planning.

Rent:

Offers in excess of £140,000 per annum exclusive.

Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

Please contact:

Ryan Mylroie

ryan@jenkinslaw.co.uk

Kyle McGuire

kyle@jenkinslaw.co.uk



Location Map:

