



69 Rivington Street

Shoreditch, London, EC2A 3AY

Prime Shoreditch Retail / Class E unit For Rent

790 sq ft
(73.39 sq m)

- Retail or other class E uses
- Shoreditch Triangle
- Part of London Mayor's Summer Streets Project
- Self-contained

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Summary

Available Size	790 sq ft
Rent	£46,000 per annum
Rates Payable	£12,974 per annum
Rateable Value	£26,000
Service Charge	£3,764 per annum
VAT	Applicable
EPC Rating	C (72)

Description

The available unit offers self-contained lock-up retail space with modern frontage to Rivington Street. The main retail space is open and a regular shape, and to the rear there is currently a concealed staff office / tea-point and a separate W.C. There is an open stair down to basement level, currently offering three consulting rooms / storage (which could be removed for open plan space).

Location

The available unit is located on Rivington Street, between Curtain Road and Shoreditch High Street, at the heart of the Shoreditch Triangle. On this section of the street we have Lift Coffee, Fix 126, Callooh Callay, De Nadas Empanadas, Franco's Cafe, our office!, Rivington Place, Lee Broom and Pizza Pilgrims. There are plenty of other retail outlets within metres of those junctions, including Carhartt, Pret, Oliver Spencer, Sneakers n Stuff, SCP and numerous leisure operators and hotels close by. Transport options within easy walking distance include Old Street Station, Liverpool Street Station and Shoreditch High Street Station.

Accommodation

Name	sq ft	sq m	Availability
Ground	475	44.13	Available
Basement	315	29.26	Available
Total	790	73.39	

Terms

Available by way of a new effective full repairing and insuring Lease direct from the Landlord, or

by way of a sub-lease or assignment of the existing for a term to November 2026, details to be agreed.

(In all cases, to be contracted 'outside The Act')

Initial Rent

£46,000 per annum exclusive (+VAT) quoted for a new Lease.

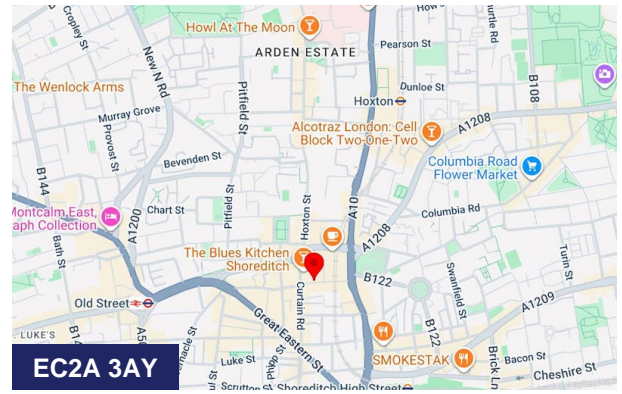
Business rates

The Valuation Office Agency lists the current Rateable Value as £26,000 with Rates Payable 1st April 2025 to 31st March 2026 estimated at £12,794. Interested parties are advised to seek their own confirmation from the London Borough of Hackney.

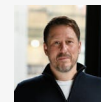
Service charge

Estimated at £3,764 (+VAT) for the current year.

Building insurance



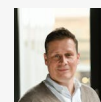
Viewing & Further Information



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Estimated at £950 (+VAT) for the current year.