



**STIRLING
ACKROYD**

TO LET

**Ground Floor and
Basement, 134
Shoreditch High Street,
London, E1 6JE**

2,587 sq ft

**Take-Away / Restaurant
Unit To Let In Central
Shoreditch / Edge Of City**



VIDEO TOUR

stirlingackroyd.com



Description

The unit offers an open-plan layout over ground floor and basement space. The ground floor internal width starts at 4.6 metres and widens to 7.6 metres with a ceiling height of 3.7 metres. The unit has been recently fitted to a very high standard with a fully functioning kitchen and extraction in place at the rear of the ground floor - ready for restaurant/take-away use. Licensing details: 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. (Historically trading as a bar). The unit would be an ideal opportunity to secure a restaurant, take-away, F/B base in a very popular Shoreditch/eastern City edge location.

All new tenancies are subject to a minimum three month rent deposit and rent will be due quarterly in advance.

Key points

- 1,291 square feet ground floor area and 1,296 square feet basement area - Total 2,587 square feet
- Kitchen with extraction on the ground floor plus counter area & seating on both floors
- Licensed until midnight - Monday to Saturday
- Open plan layout on both floors - including basement seating/booths
- £90,000 Rental Per Annum Plus Premium Offers
- Shoreditch High Street Station within five minutes' walk
- Assignment of existing 15 year lease, commenced in 2024, £90,000 annual rent
- Central Shoreditch location - close to the junction with Old Street and Kingsland Road



Location

The property is situated on Shoreditch High Street close to the busy junction with Old Street, Kingsland Road and Hackney Road.

A variety of established independent and national brands are in close proximity - including Starbucks, Pizza Pilgrims, Burger & Beyond, Bike Shed, Clove Club, Pret A Manger and The Court House Hotel.

Shoreditch High Street Overground Station and Box Park Shoreditch are both within five minutes' walk.

Transport Links



Shoreditch High Street 0.2 Miles



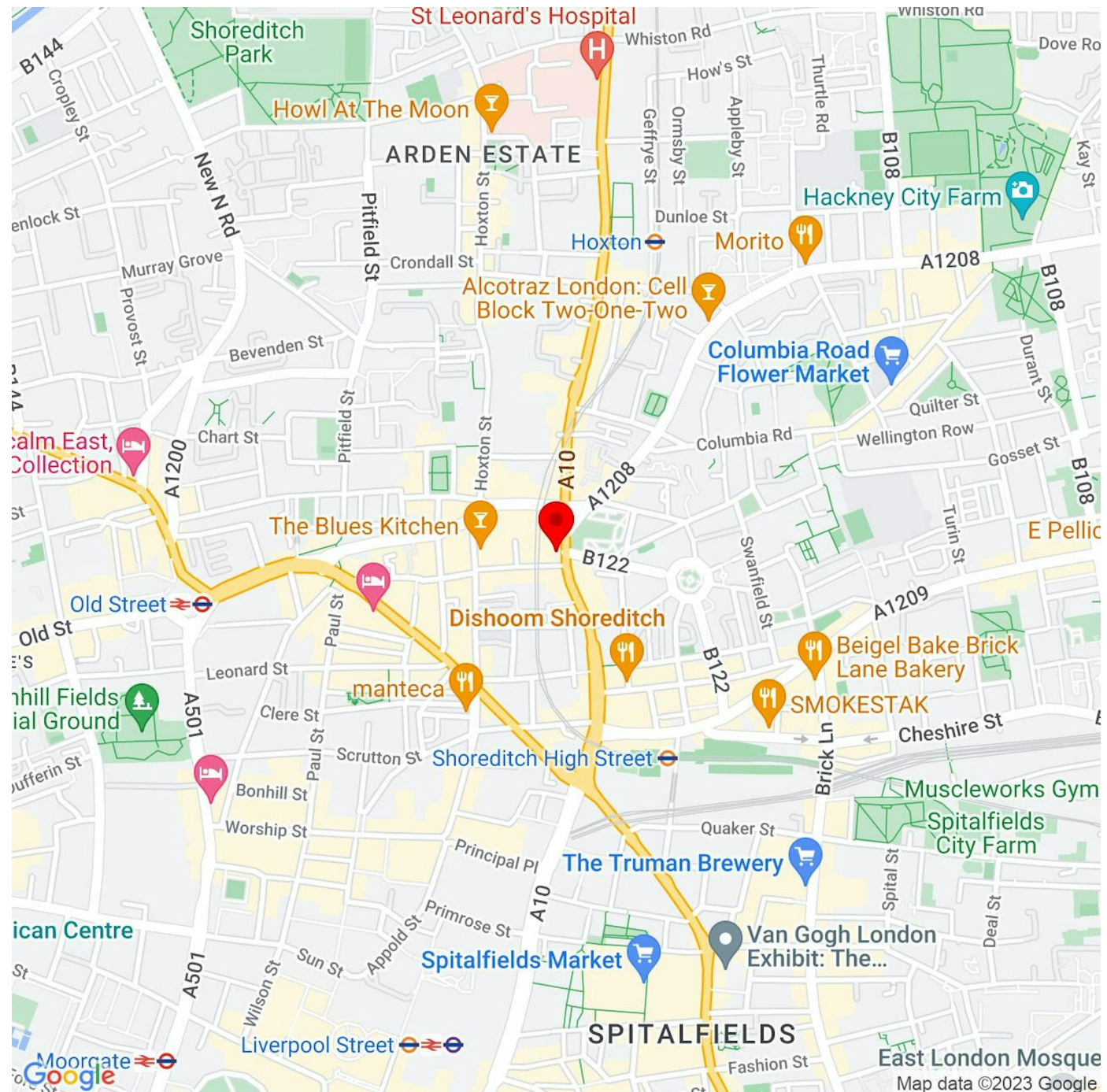
Hoxton 0.4 Miles



Old Street 0.4 Miles



Liverpool Street 0.6 Miles





Accommodation

| Name | sq ft | sq m | Availability |
|--------------|-------|--------|--------------|
| Ground | 1,291 | 119.94 | Available |
| Lower Ground | 1,296 | 120.40 | Available |

Rents, Rates & Charges

| | |
|----------------|-------------------|
| Lease | New Lease |
| Rent | £90,000 per annum |
| Rates | On application |
| Service Charge | On application |
| VAT | On application |
| EPC | B (43) |

Viewing & Further Information



Iftakhar Khan
020 3967 0103
ikhan@stirlingackroyd.com



Brett Sullings
020 3967 0103
07826547772
bretts@stirlingackroyd.com



Theo Beckford (Inactive)
0203 911 3666
07584253887
Tbeckford@stirlingackroyd.com

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