



**AVAILABLE TO LET**

## 224 Brick Lane, E1

224 Brick Lane, London E1 6SA



Retail for rent, 1,305 sq ft, £75,000 per annum

To request a viewing call us on 0203 911 3666

For more information visit <https://realla.com/m/37617-224-brick-lane-e1-224-brick-lane>

Iftakhar Khan  
ikhan@stirlingackroyd.com



## 224 Brick Lane, E1

224 Brick Lane, London E1 6SA

To request a viewing call us on 0203 911 3666



## A3 Unit - Prime Brick Lane, E2 – Lease For Sale - Premium £80,000

Prime location at the northern end of Brick Lane – close to the junction with Bethnal Green Road. Within a few minutes walk of Shoreditch High Street London Overground Station. Located in the heart of Brick Lane – Close to vintage & boutique, galleries, Truman Brewery, Spitalfields and Box Park.

### Highlights

- Ground floor 899 sq ft, Basement 406 sq ft, Total 1305 sq ft
- Fully renovated to a high standard - Counter crafted by Italian artisans using wood and iron
- Premises and alcohol license in place + a fully equipped kitchen and extraction
- 54 seats, 26 in a bar area and 28 seats in the dining area
- The existing layout and the design are ideal for a bar & restaurant
- Premium includes all fixtures, fittings and the benefit of an A3 lease in an established East London/city fringe food & beverage location

### Property details

**Rent** £75,000 per annum

**Building type** Retail

**Size** 1,305 Sq ft

**Premium** £80,000.00

**Lease details** Assignment of an existing FRI lease 12 year renewable/inside the Act lease – commencing 2016, rent reviews at 4 year intervals

Floor	Size sq ft	Status
Ground Floor	899	Available
Basement	406	Available
<b>Total</b>	<b>1,305</b>	

### More information

[Visit microsite](#)

<https://realla.co/m/37617-224-brick-lane-e1-224-brick-lane>

### Contact us

Stirling Ackroyd

40 Great Eastern Street, London EC2A 3EP

[www.stirlingackroyd.com/commercial](http://www.stirlingackroyd.com/commercial)

0203 911 3666

[commercial@stirlingackroyd.com](mailto:commercial@stirlingackroyd.com)

@Stirling\_London

[facebook.com/StirlingAckroyd/](https://facebook.com/StirlingAckroyd/)

Iftakhar Khan

Stirling Ackroyd

0203 911 3666

[ikhan@stirlingackroyd.com](mailto:ikhan@stirlingackroyd.com)

Quote reference: RENT-37617

16/01/2019&nbsp; Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.