

42-44

KINGSLAND  
ROAD



# 42-44 KINGSLAND ROAD, SHOREDITCH

LONDON, E3 8DA

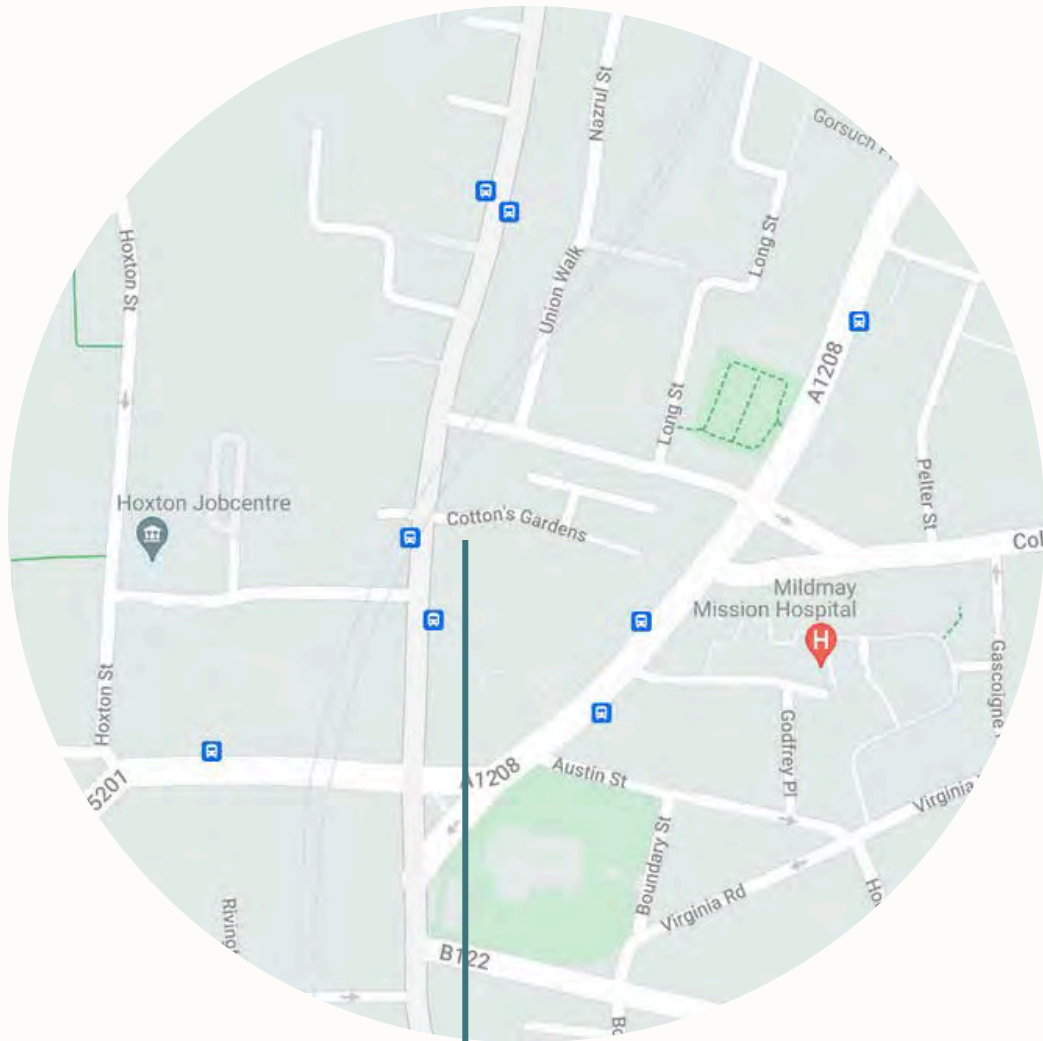


**SHOREDITCH RESTAURANT PREMISES TO LET – AVAILABLE NOW  
ALSO SUITABLE FOR CLASS E  
(RETAIL, OFFICES, CLINICS, LEISURE ETC.)**

3,200 FT<sup>2</sup> (297.29 M<sup>2</sup>) – GROUND & LOWER GROUND FLOOR



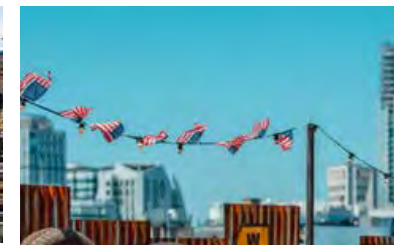
# LOCATION.



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KINGSLAND ROAD,  
SHOREDITCH



## SHOREDITCH

Shoreditch is known for its trendy demographic and terrific street art. This is well complimented by the adjacent and equally hip neighbourhood of Hoxton. Young creatives and trendsetters fill the fashionable clubs and bars that surround Shoreditch High Street, Great Eastern Street, and Old Street, while an eclectic dining scene features everything from trendy chain restaurants and smart gastropubs to artisan coffee shops and noodle bars. The Electric Cinema, Columbia Road Flower Market, Flight Club and The Queen of Hoxton give only a flavour of the bountiful vibrance.

## LOCATION

Located on the east side of Kingsland Road at its junction with Cotton Gardens and just north of the main junction with Old Street, Hackney Road and Shoreditch High Street. Old Street Underground Station and numerous buses run along Kingsland Road connecting to the City, North and East London.

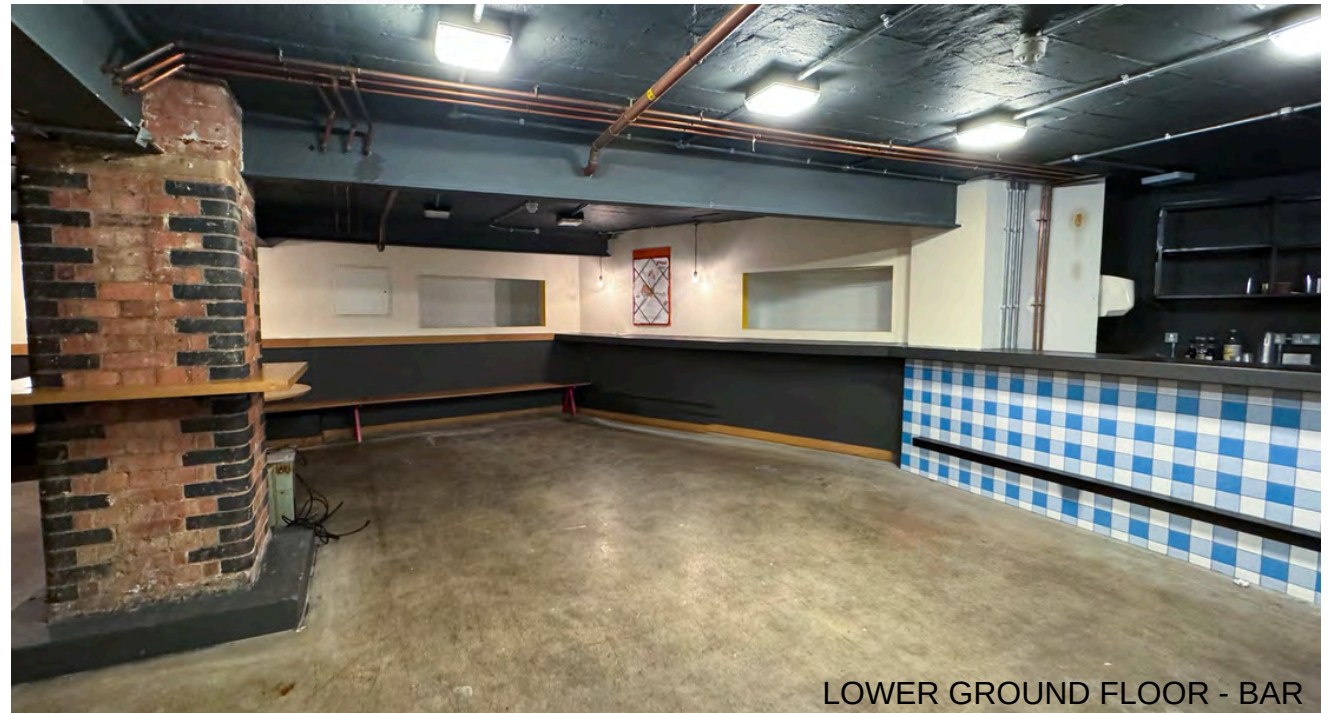
The premises sits within the heart of the Hoxton, Shoreditch High Street and Old Street underground triangle.



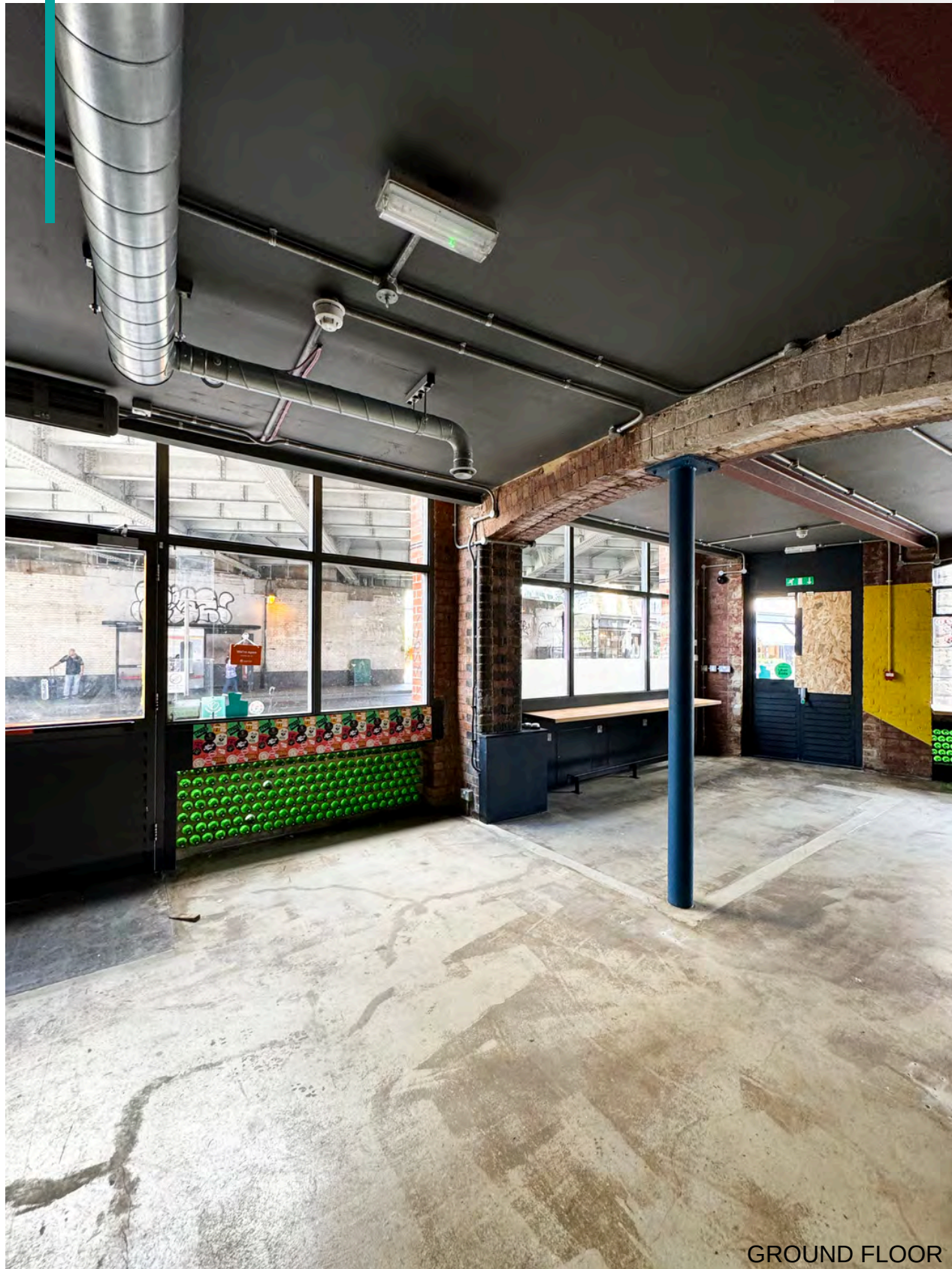
GROUND FLOOR



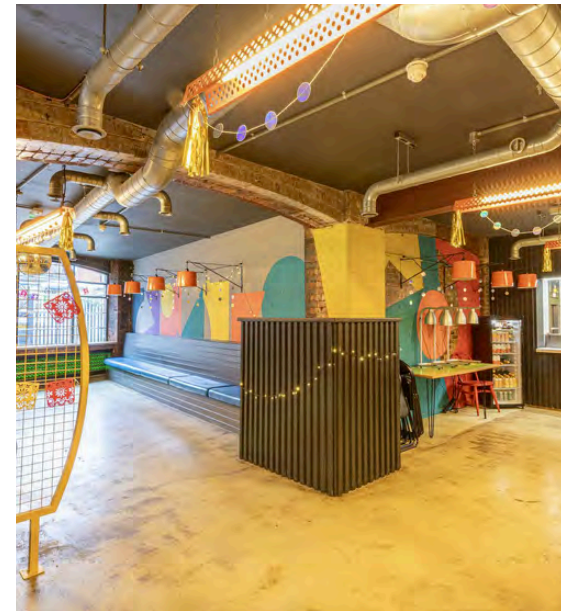
GROUND FLOOR - KITCHEN



LOWER GROUND FLOOR - BAR



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FORMER OPERATION PHOTOS

# DESCRIPTION.

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Victorian property comprising a ground floor and basement former restaurant premises. The ground floor includes an open plan seating area, kitchen area (with extraction duct). The basement consists of a bar with surrounding open space, WCs, prep kitchen, walk-in refrigerator, storage and fire exit.

**Ground Floor: 1,700 ft<sup>2</sup>**  
**Lower Ground Floor: 1,500 ft<sup>2</sup>**

**Total: 3,200 ft<sup>2</sup>**

## FINANCIALS

**Quoting Rent (P.A) - £135,000**

**Estimated Rates Payable (P.A) - £40,950**

**Service Charge - TBC**

**Estimated Occupancy Cost (P.A) - £175,950**

## AMENITIES

- Kitchen with Extraction
- Approximately 70 Covers (former operation)
- Fully Ventilated
- Fitted Bar (lower ground floor)
- Separate Prep Kitchen
- Staff WCs
- Customer WCs
- Exposed Brickwork
- Concrete Flooring

## LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

## POSSESSION

Upon completion of legal formalities.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## EPC

Available upon request.

## VAT

The building is not elected for VAT.

### Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.

June 2024

## CONTACT

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# R I B

ROBERT IRVING BURNS