



TO LET

**96A Curtain Road,
London, EC2A 3AA**

1,037 sq ft

Prime Shoreditch ground
floor retail / showroom
or office premises



Description

Comprising a ground and lower ground floor premises of an attractive Victorian warehouse in the heart of Shoreditch. Previously occupied by a hairdressing academy, the ground floor benefits from a valuable period style frontage to Curtain Road which makes the premises suitable for similar occupiers and retailers.

The lower ground floor has natural light, WCs, shower and kitchen and provides open plan work area. The ground floor has excellent floor to ceiling height and provides light bright accommodation, with exposed brickwork and timber flooring.

Location

Situated close to the busy junction of Curtain Road and Great Eastern Street, the location is considered prime Shoreditch being within the Shoreditch triangle and close to the bars, restaurants and cafes that the area is famous for. With an excellent level of footfall during both working hours and evenings / weekends, the spot is ideal for occupiers who will make the most of the passing trade.

Key points

- Ground floor - 350 square feet
- Basement floor - 687 square feet
- Beautiful period frontage
- Exposed brickwork
- High ceilings
- Substantial frontage
- Potential for a range of uses including retail or office
- WCs, shower and kitchen facilities





Rents, Rates & Charges

Lease	New Lease
Rent	£40,000 per annum
Rates	£16.47 per sq ft
Service Charge	On application
VAT	To be confirmed
EPC	E (118)

Viewing & Further Information



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