



**TO LET**

**120 Hoxton Street,  
London, N1 6SH**

542 sq ft

Hoxton  
retail/cafe/restaurant  
opportunity



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## Description

Available now, this is an ideal opportunity to secure a retail unit in Hoxton at a rental of £30,000 per annum exclusive.

The unit is located in a diverse retail parade with a range of independent and national occupiers in close proximity. This ground floor unit offers an open-plan layout of 542 square feet and was previously trading as a café.

A new lease will be available direct from the Landlord and all new tenancies will be subject to a minimum three month rent deposit with the rental due quarterly in advance.

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## Location

The property is located at the southern end of Hoxton Street in central Hoxton.

Hoxton Railway Station is within close proximity and nearby shops include, Papa John's, Dominos, Londis and Ladbrokes.

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## Key points

- Ground floor unit - 542 square feet
- New lease, 5-15 years considered
- Diverse retail parade with a range of independent and national occupiers
- Rental - £30,000 per annum exclusive
- Open plan layout
- Ideal for a range of retail occupiers - previously trading as a pizza/cafe/take-away
- Situated in a diverse local parade
- Potential to reinstate extraction - ideal restaurant/fast food opportunity





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## Accommodation

Name	sq ft	sq m	Availability
Ground	542	50.35	Available

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## Viewing & Further Information



**Iftakhar Khan**  
020 3967 0103  
ikhan@stirlingackroyd.com

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## Rents, Rates & Charges

Lease	New Lease
Rent	£30,000 per annum
Rates	£8.97 per sq ft
Service Charge	On application
VAT	On application
EPC	B (47)

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