



**STIRLING
ACKROYD**

TO LET

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

2,587 sq ft

**Retail/restaurant/bar to
let in central Shoreditch**



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. With an existing route for kitchen extraction in place at the rear of the ground floor (currently utilised by a small kitchen) - ready for restaurant 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.

The unit would be an ideal opportunity to secure a bar/club use as well as other retail uses in a very popular Shoreditch location. All new tenancies are subject to a minimum three month rent deposit and rent will be due quarterly in advance.

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.

Key points

- 1,291 square feet ground floor area and 1,296 square feet basement area - Total 2,587 square feet
- Ideal for retail/restaurant and bar use
- Licensed until midnight - Monday to Saturday
- Open plan layout
- Central Shoreditch location - close to the junction with Old Street and Kingsland Road
- New lease - £125,000 annual rental
- Shoreditch High Street Station within five minutes' walk
- High ceilings - 3.7 metres





Accommodation

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

Viewing & Further Information



Iftakhar Khan
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Rents, Rates & Charges

Lease	New Lease
Rent	£125,000.00 per annum
Rates	On application
Service Charge	On application
VAT	On application
EPC	B (43)

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