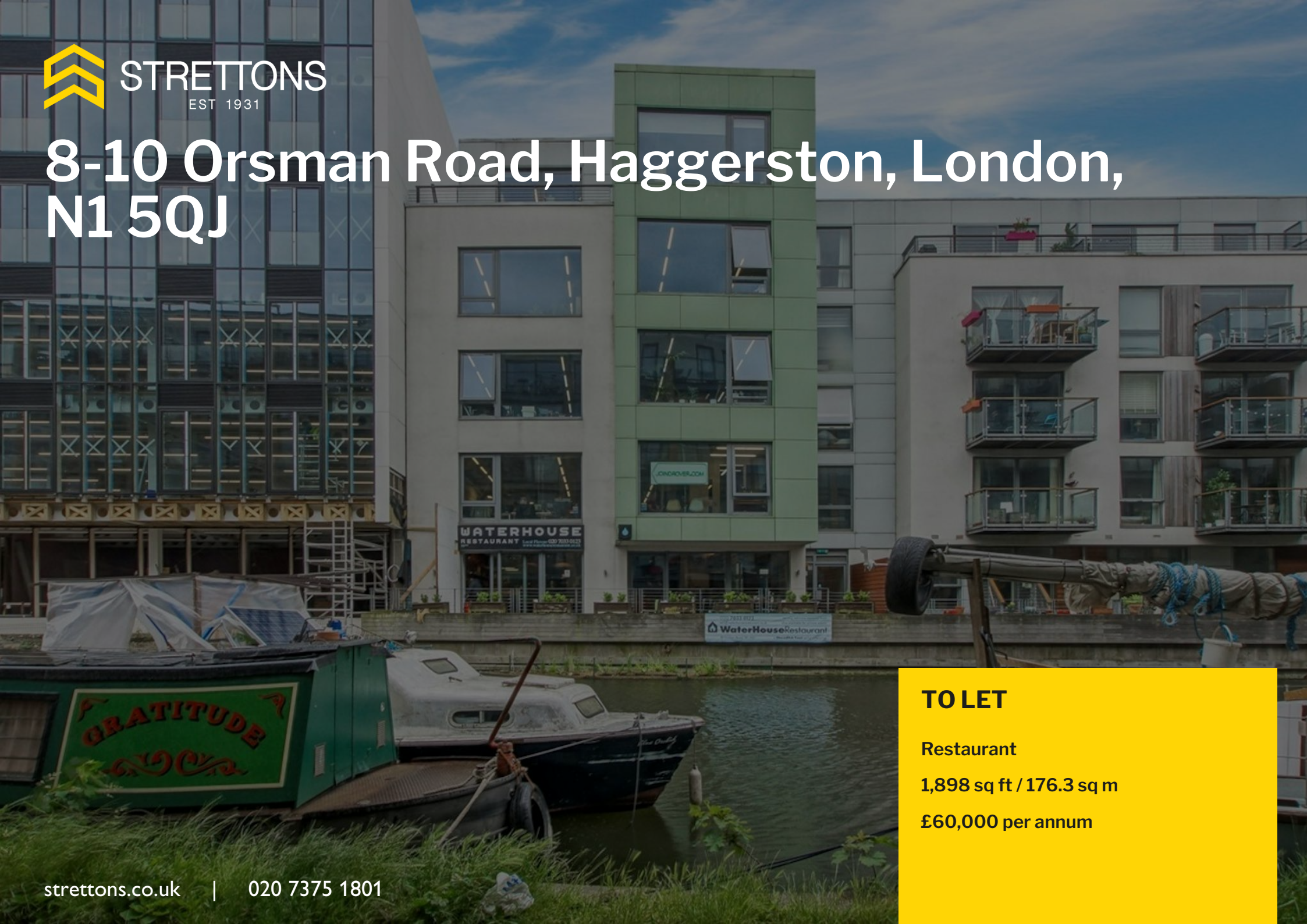


8-10 Orsman Road, Haggerston, London, N1 5QJ



TO LET

Restaurant

1,898 sq ft / 176.3 sq m

£60,000 per annum

Fully Fitted, Canalside Restaurant in the Vibrant Neighbourhood of Haggerston



- Fully fitted restaurant / cafe premises
- Secluded courtyard setting a short stroll from Haggerston station
- Fitted kitchens, extraction & bar/servery in situ
- Fantastic private & partially covered canalside terrace extending to 400 sq.ft
- Exposed concrete finishes & utilities

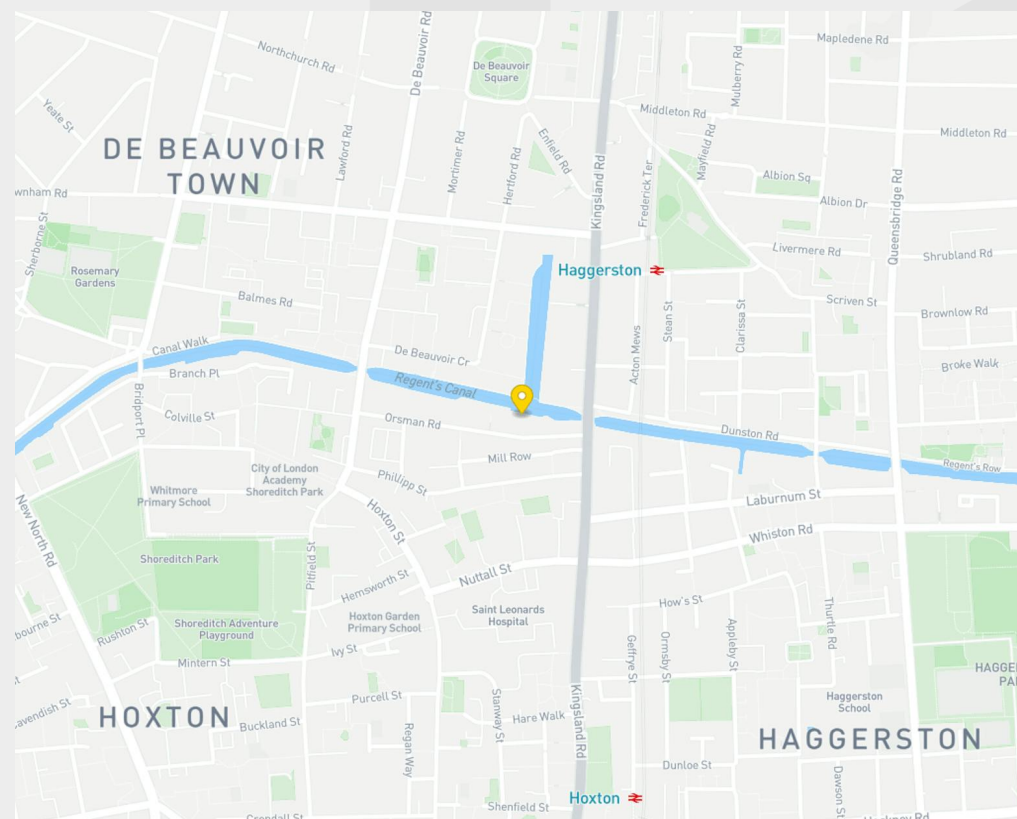


Description

A fully fitted ground floor restaurant / cafe premises with a private partially covered terrace of circa 400 sq.ft directly facing the Regents Canal. The unit has been fitted with an extensive kitchen and food prep / back of house area and extraction in situ. The main section of the space has a larger fitted bar / servery, together with customer WC facilities. The unit would ideally suit a range of restaurant, coffee, bakery / deli operators, for use as an events space or for food production - subject to necessary consents.

Location

Located on the north side of Orsman Road approximately 100 metres from the junction with Kingsland Road. This is a location that supports a wider variety of creative and office occupiers, as well as a strong residential neighbourhood. Haggerston Overground station is within a short walk and is access to numerous bus routes which run along Kingsland Road. The building benefits from being situated directly adjacent to the Regents Canal.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Service charge	Availability
Ground	1,898	176.33	£60,000 /annum	£44,499 /annum	£6,350 /annum	Available

Tenure

New Lease

EPC

C

VAT

Applicable

Configuration

Upon enquiry

Contacts

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Further Information

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