



TO LET

**73 Curtain Road,
London, EC2A 3BS**

1,385 sq ft

**Prime Shoreditch retail
unit**

**NEGOTIATOR
AWARDS 2022**

**UK AND LONDON ESTATE
AGENCY OF THE YEAR**



VIDEO TOUR

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Description

Double fronted shop front within a converted Victorian warehouse, benefiting from fantastic ceiling heights. With an open-plan ground floor leading to an attractive lower ground floor with WC and kitchen facilities. The unit is currently configured as a tattoo studio.

Location

Located on Curtain Road in the heart of Shoreditch close to the junction with Great Eastern Street. The area offers an ever-changing and eclectic mix of cafés, bars, restaurants and hotels including the Leonard Circus weekly food market. Nearby retail occupiers include Itsu, Pret, Simmons and Ballie Ballerson. Boxpark is a short walk as is the newly opened Arthotel by Park Plaza.

The building's position between four key transport hubs provides excellent links throughout London and beyond, including Old Street, Moorgate, Liverpool Street and Shoreditch High Street Stations.

Key points

- Total unit space - 1,385 square feet
- Attractive shop front
- Prominent Shoreditch location
- High ceilings
- Exposed brickwork
- Currently occupied as a tattoo studio
- WC and kitchen facilities
- Ideal position between four key transport hubs





Accommodation

Name	sq ft	sq m	Availability
Ground	629	58.44	Available
Basement	756	70.23	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£70,000 per annum
Rates	£14.05 per sq ft
Service Charge	On application
VAT	Applicable
EPC	C (58)

Viewing & Further Information



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