



Ground Floor & Basement

70 Hoxton Street, London, N1 6LP

Iconic Shoreditch Pub Available To Let

3,226 sq ft
(299.71 sq m)

- No Premium
- Historic Pub Venue
- Moments from Shoreditch High Street
- Old Street and Liverpool Street stations within walking distance
- High Footfall
- Sui Generis
- Established Local Clientele
- 3,226 sq ft

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Summary

Available Size	3,226 sq ft
Rent	£85,000 per annum
Rates Payable	£16,467 per annum Based on latest valuation
Rateable Value	£33,000
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C (64)

Description

A fantastic opportunity to lease a renowned and historic pub in the heart of Shoreditch, East London. It is part of an early Victorian brick and stucco building and a good example of neo-classical architecture that retains many original features. This vibrant and well-established venue offers a rare chance to operate in one of the city's most trendy and lively areas, known for its thriving nightlife, creative community, and constant foot traffic.

Originally built by the Hoxton Distillery in the mid 1800s and from 1877 onwards it has been a pub, the venue is also suitable for restaurant use.

Location

Situated in the heart of Shoreditch, The Macbeth enjoys a desirable position in one of East London's most vibrant areas, known for its bustling nightlife, creative energy, and trendy dining scene.

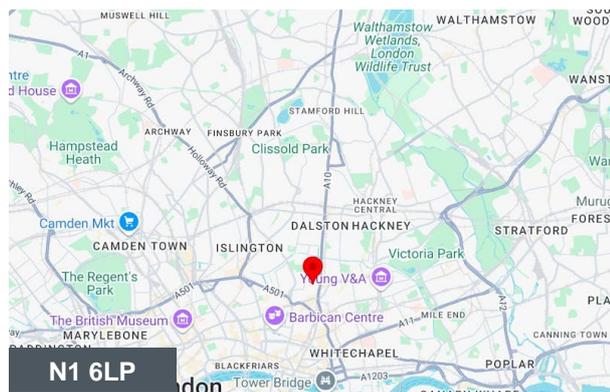
The pub is just a short walk from Hoxton station (6min walk), Old Street station (10min walk) and Shoreditch High Street station (12min walk), offering excellent transport links to Central London and beyond.

Surrounded by a mix of independent shops, popular bars, and art galleries, the area attracts a diverse crowd of locals, professionals, and tourists. Its prime location ensures heavy footfall and constant activity, making it an ideal spot for a thriving business.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Ground Floor and Basement	3,226	299.71	Available
Total	3,226	299.71	



Viewing & Further Information



George Sarantis

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Quba Medford

020 7613 4044 | 07912883110
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Energy performance certificate (EPC)

The MacBeth 70 Hoxton Street LONDON N1 6LP	Energy rating	Valid until: 26 August 2034
	C	Certificate number: 4774-3573-6529-7702-1541

Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	276 square metres

Rules on letting this property

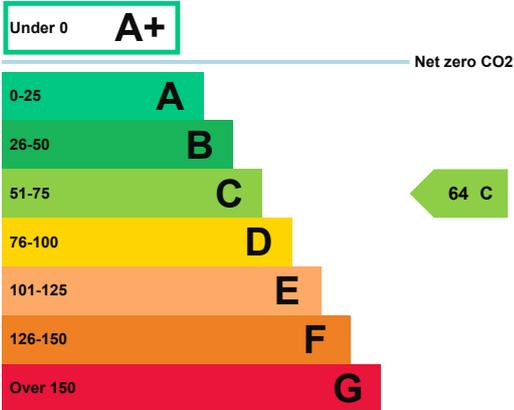
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built	20 A
If typical of the existing stock	80 D

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	50.67
Primary energy use (kWh/m ² per year)	388

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7787-4763-1280-2804-6333\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Kertis Beswick
Telephone	01924 669941
Email	epc@compliance365.co.uk

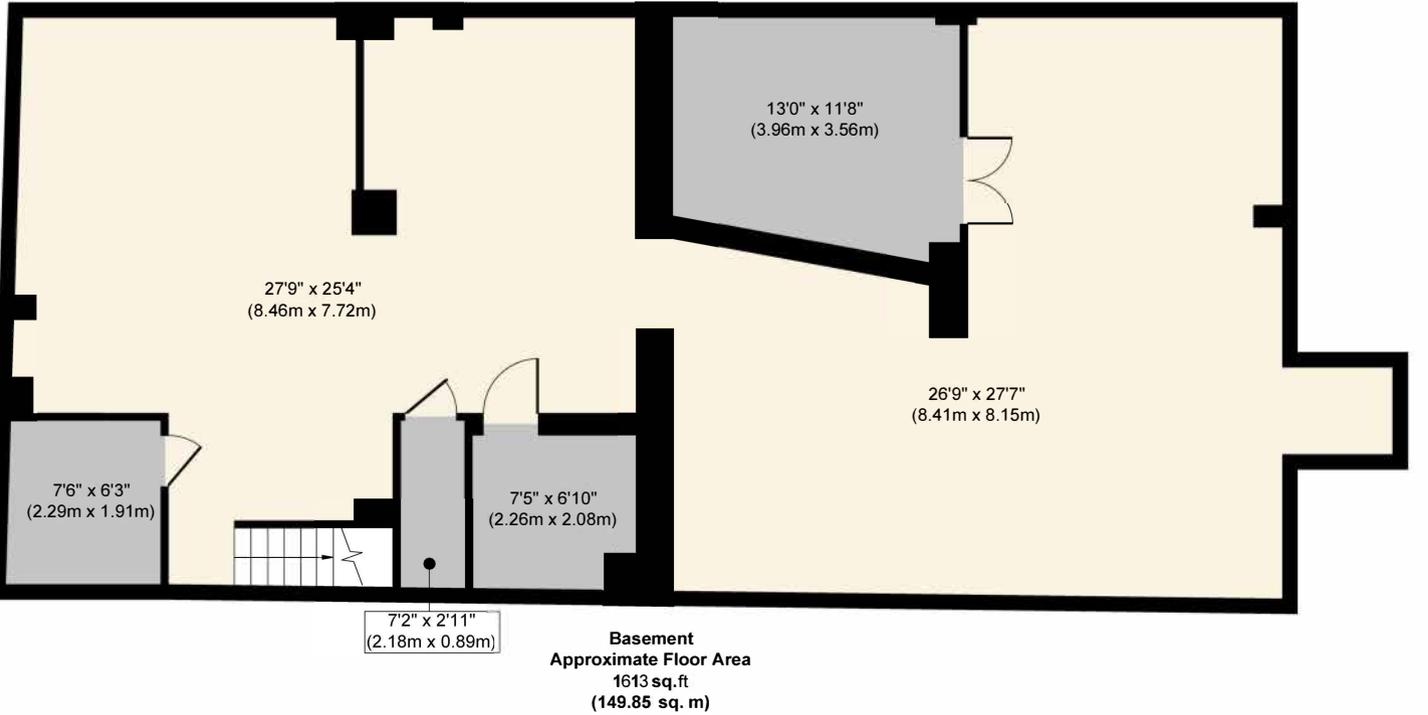
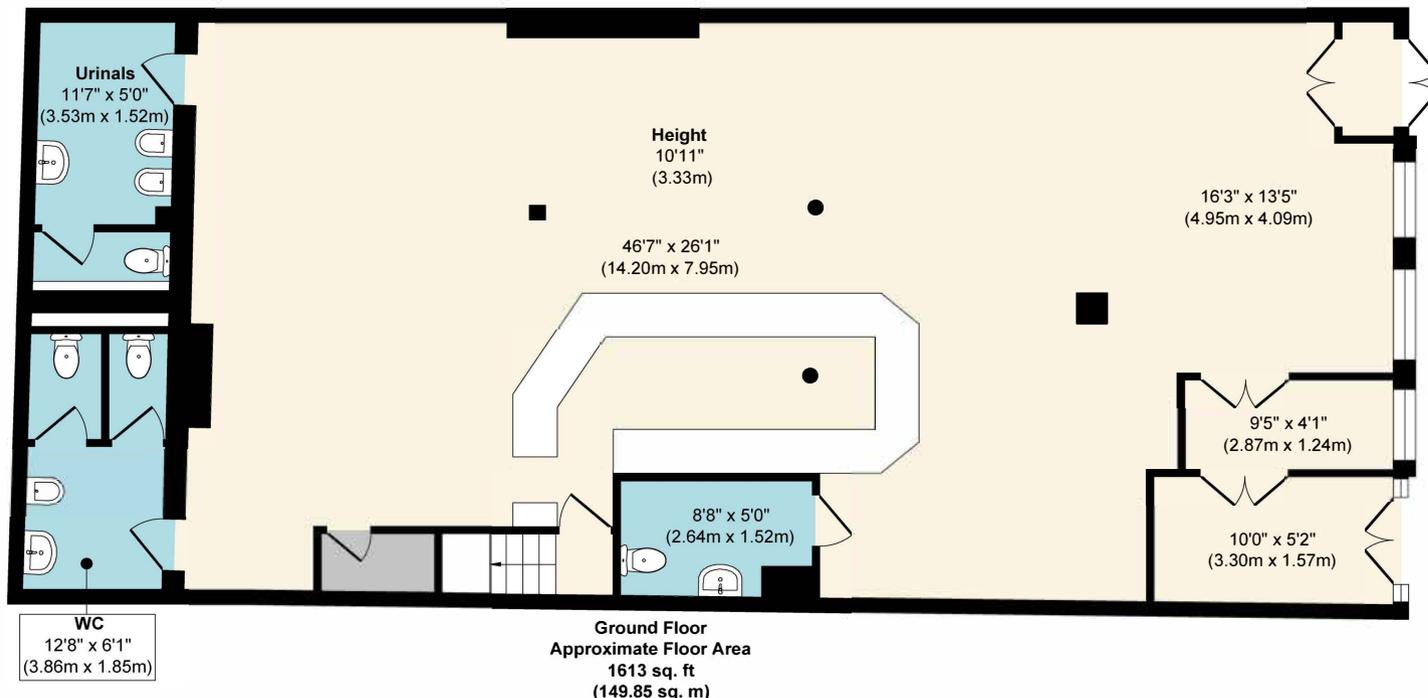
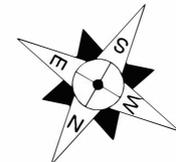
Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/028247
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Compliance 365
Employer address	6 Mariner Court
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	14 August 2024
Date of certificate	27 August 2024



Approx. Gross Internal Floor Area 3226 sq. ft / 299.7 sq. m

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.