



Ground Floor & First

7A Ezra Street, London, E2 7RH

Unique Ground & 1st fl. Class E property to Let in E2

2,607 sq ft
(242.20 sq m)

- New lease or assignment
- Courtyard & terrace
- 3,583 sq ft
- Restaurant/retail/office use
- Premium required
- Just off Columbia Road
- Great transport links
- High quality fit out

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Summary

Available Size	2,607 sq ft
Rent	£73,000 per annum
Business Rates	Retail hospitality & leisure relief scheme applicable
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (99)

Description

A spacious, open-plan commercial property set within a secured site, featuring a private courtyard and first floor terrace—perfectly suited for outdoor dining or drinking. Both floors offer generous, flexible layouts, ideal for a range of Class E uses, particularly for a restaurant operator. The space can accommodate an estimated 80–100 covers, offering a rare opportunity to create a vibrant indoor-outdoor hospitality venue.

Location

Just off Columbia Road, this property is in a vibrant East London spot with high footfall and surrounded by shops, cafés, and the famous flower market. Well-connected via Hoxton, Shoreditch High Street, Old Street, and Liverpool Street stations.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,585	147.25	Available
1st	1,022	94.95	Available
Outdoor - Courtyard	976	90.67	Available
Total	3,583	332.87	

New lease or Assignment

- Available by way of new lease or assignment
- Superior tenant's lease expires 29th November 2028
- First floor currently sublet to an architectural practice (until 25/10/2026)

Options:

Assignment of the Existing Lease:

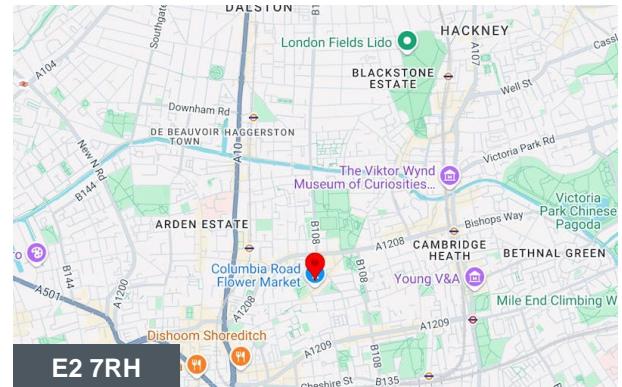
- Take over the existing superior lease, occupying the ground floor
- Retain the current first-floor subtenant (architecture firm)
- The lease runs until 29th November 2028

New Lease Negotiation:

- Agree a new lease directly via the superior tenant and landlord
- This option requires mutual agreement, including early surrender by the first floor tenant
- Potential to secure a longer-term arrangement tailored to the incoming tenant's needs

Premium

A £120,000 + VAT premium reflects the high-quality fit out, flexible lease terms, and sought-after location just moments from Columbia Road.



Viewing & Further Information



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Energy performance certificate (EPC)

7a, Ezra Street LONDON E2 7RH	Energy rating D	Valid until: 14 October 2028
		Certificate number: 9641-3060-0985-0290-9995

Property type A1/A2 Retail and Financial/Professional services

Total floor area 241 square metres

Rules on letting this property

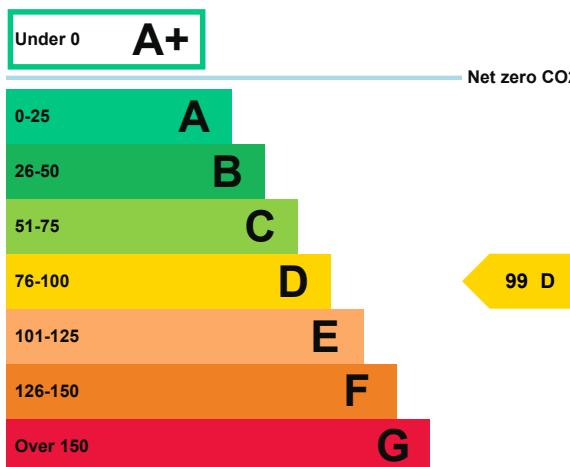
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

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

22 A

If typical of the existing stock

63 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m ² per year)	182.4
Primary energy use (kWh/m ² per year)	1079

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0960-0248-4959-1690-9096\)](#).

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	Matthew Larner
Telephone	02035197678
Email	mjlarner@hotmail.com

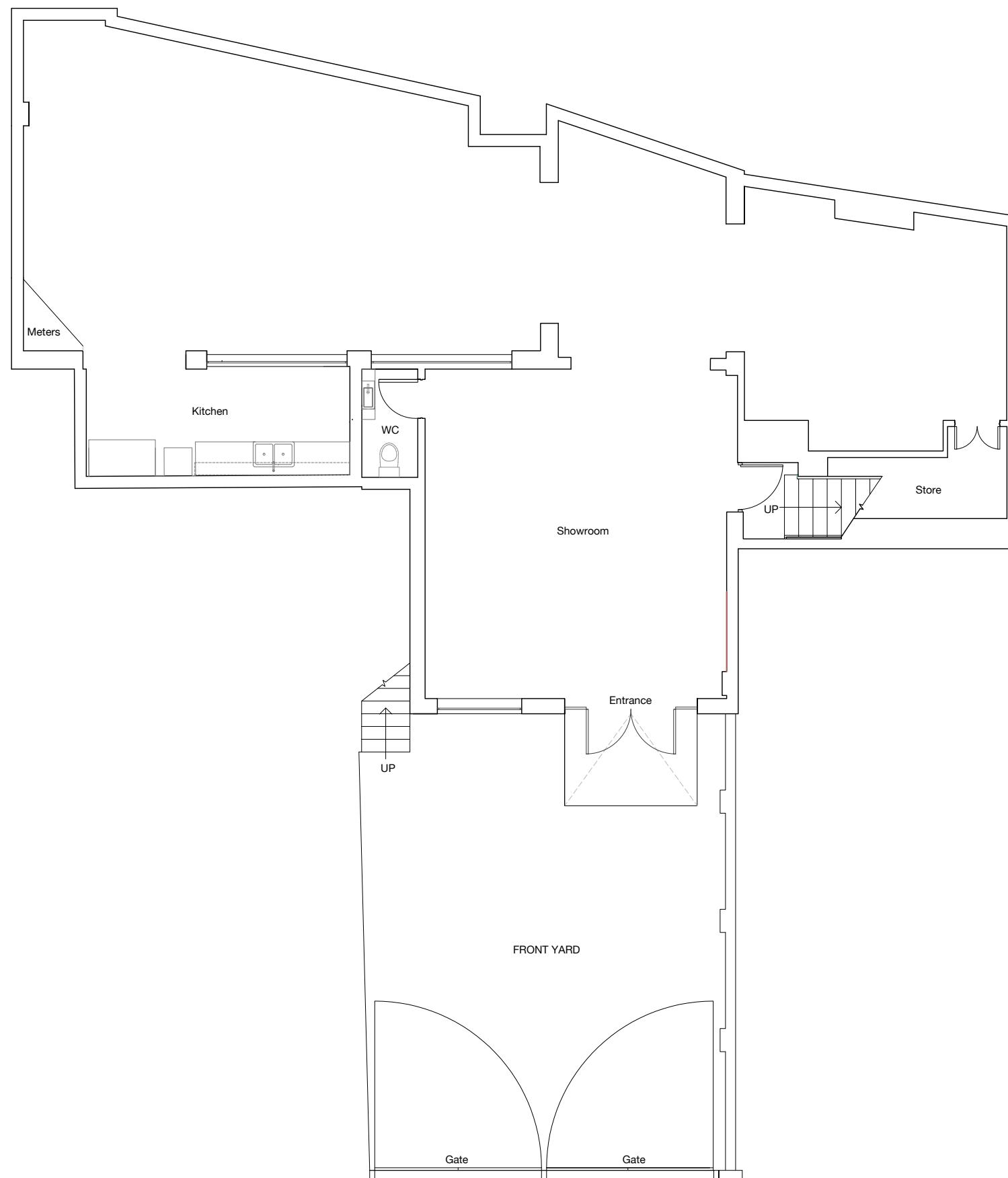
Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO031695
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Braithwaite Energy
Employer address	Kemp House, 152 City Road, London, EC1V 2NX
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	11 October 2018
Date of certificate	15 October 2018

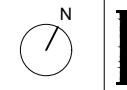


REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
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DISCLAIMER

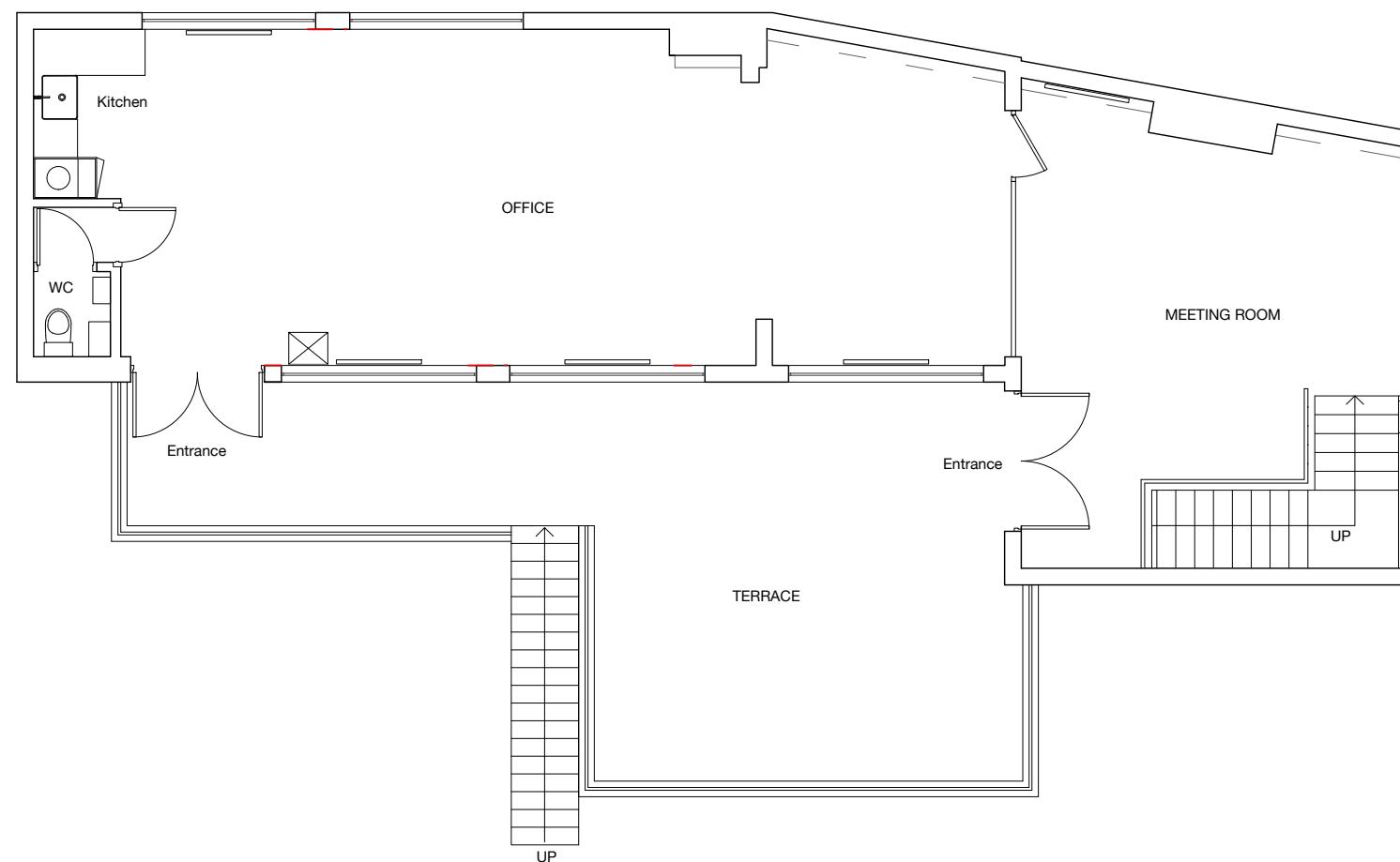
This drawing is prepared solely for design and planning submission purposes. It is not intended or suitable for either Building Regulations or Construction purposes and should not be used for such.

STATUS: **SURVEY**



CLIENT: DANIEL REES
DRAWING NAME: EXISTING GROUND FLOOR PLAN
JOB NO: -
SCALE: 1:100@A3
DATE: MAR 25
DRAWN BY: DK
DRAWING NO: AL(00)01
REV: -

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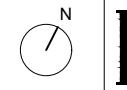


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Address: 143 Mare Street, London E8 3FW rees.archi Hellier & Co. 02033931337 02085259700	CLIENT: DANIEL REES
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