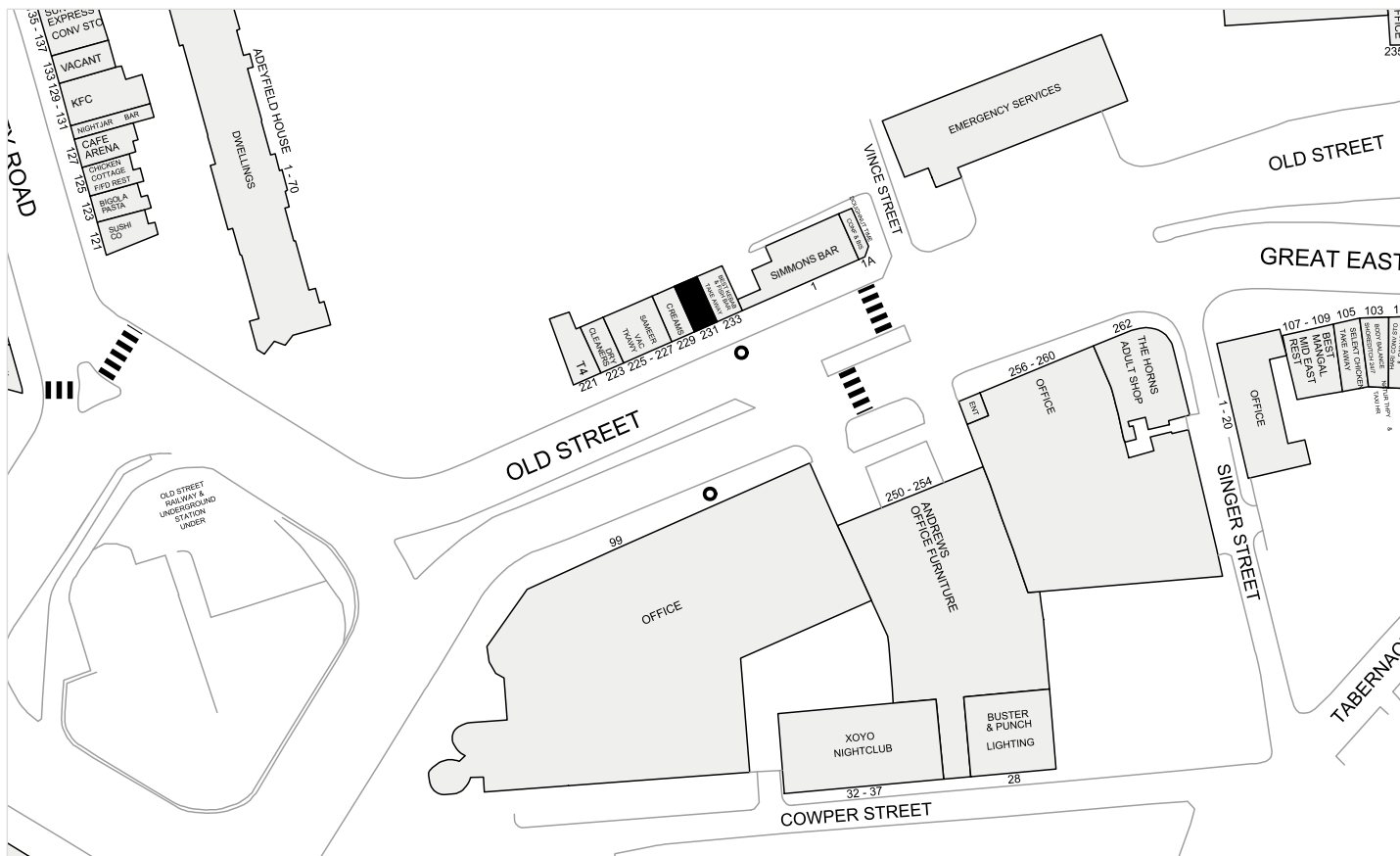

SHOREDITCH

231 OLD STREET EC1



HOT FOOD TAKEAWAY UNIT
NEW LEASE
365 SQ FT



LOCATION

The premises are situated in a prominent position on the north side of Old Street approx. 50m east of Old Street roundabout. Occupiers trading nearby include **Shoreditch Grind, Serata Hall, Wagamama, Simmons Bar, Starbucks, Sushi Co, Creams, T4** and **Doughnut Time**.

ACCOMMODATION

The property is arranged on ground floor only providing the following approximate net dimension and internal floor area:

Internal width	13ft 9ins	4.20m
Ground floor	365 sq ft	33.92 sq m

TENURE

The shop is available by way of a new FRI lease for a term to be agreed subject to 5 yearly upward only rent reviews. The lease will be excluded from the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II and be subject to a landlord's rolling break from the fifth year onwards.

RENT

Rent offers are invited in excess of £52,500 per annum exclusive.

USE

The premises have been traded as a hot food takeaway so we have assumed Sui Generis use however interested parties should make their own enquiries with Hackney Borough Council Planning Department.

PREMISES LICENCE

The landlords can transfer the existing Licence permitting Late Night Refreshment: Sun to Weds 4am, Thurs to Fri 5am & the Supply of Alcohol: Mon to Thurs 11pm, Fri & Sat 12am, Sun 10.30pm. A copy of the Licence is available on request.

RATES

The local rating authority has verbally advised us that the property is currently assessed as follows:

Rateable Value £19,500

Interested parties should verify the above figures for themselves with the local authority or by referring to www.vo.gov.uk.

EPC

An EPC can be made available on request.

VIEWING

Viewings are strictly by prior appointment via the sole retained agents:

Nick Furlong

020 7183 0584
nf@bcetail.co.uk

3rd Floor
 16 Ingestre Place
 London W1F 0JJ

www.bcetail.co.uk





Misrepresentation Act: Whilst every care is taken in the preparation of these particulars BC Retail and the vendor / lessor take no responsibility for any error, mis-statements or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to this property. SUBJECT TO CONTRACT 2024