



Kingsland Road, London, E2

£4,166 pcm



Full Description

A great opportunity to acquire this established A3 Restaurant in the heart of Shoreditch. The property is arranged over ground floor and basement, offering a front serving counter, fully fitted kitchen, ample seating inside, guest toilet plus store rooms. All fixtures and fittings are included in the sale. The unit has been refurbished to a high spec and is currently being used as a restaurant. The space benefits from Excellent Location with Prominent Glass frontage, Open Plan Layout, Excellent Natural Light, High Ceilings, and separate W.C & kitchen.

There are numerous cafe's, coffee shops, restaurants and bars within the immediate vicinity with many occupiers from the media, creative & fashion industry. A few minutes' walk from Hoxton, Old Street & Shoreditch High Street Stations with numerous bus routes operating around the city.

Assignment of existing lease, with 6 years remaining (Inside the L&T Act 1954)

Rent: £50k per annum

Premium: £35k

Contact Us

CUI

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Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	70	81		68	82
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

