



93 Hackney Road
Shoreditch, London, E2 8ET

High Footfall Restaurant/Retail Unit

1,947 sq ft
(180.88 sq m)

- Newly Refurbished
- DDA Compliant
- Restaurant Extraction in Place
- Front & Rear Access
- High Ceiling Height
- Air Conditioning

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Summary

Available Size	1,947 sq ft
Rent	£65,000 per annum
Business Rates	Exempt
Service Charge	N/A
EPC Rating	D

Description

This property is located within a mixed-use building, offering sample fit-out and design options. Spanning over the ground floor and basement, providing high ceilings of 3.1 metres and flexible space. Currently, it is fitted out as a 'white box', which includes full air-conditioning system and an extraction flue in place. Additionally, this unit also has dual access on Hackney Road and Long Street, which can be used as a loading bay or secondary entrance. With E-Class usage, the unit is suitable for a diverse range of operators, from restaurants to showrooms.

Location

Located at the intersection of Long Street and on the East side of Hackney Road, just a short distance from central Shoreditch. The immediate surroundings boast an array of cafes, shops, restaurants, and bars, catering to a diverse clientele from media, creative, and fashion industries. The unit is surrounded by major recently completed residential-led developments, such as HKR Hoxton, a 250-student accommodation, which is located opposite the premises. A 180,000 sqft two office scheme was recently completed within the same micro-location, adding substantial daily footfall around the unit. The unit is only a few minutes' walk from Hoxton and Shoreditch High Street Underground stations and Old Street Underground. station.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Unit - GF & Basement	1,947	180.88
Total	1,947	180.88

Viewings

Strictly by appointment only.

Terms

A new FRI Lease to be contracted outside the security and provisions of the Landlord and Tenant Act 1954

Legal Costs

Each party to bear their own costs

VAT

Applicable

Rent

Staggered rent starting from £65,000 pax



Viewing & Further Information

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