



93 Kingsland Road

Hoxton, London, E2 8AG

Prominent Corner Retail Premises

677 sq ft
(62.90 sq m)

- Corner Position
- Air Conditioning
- WC Facilities
- Alarm
- Security Shutters

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Summary

Available Size	677 sq ft
Rent	£31,000 per annum
Rates Payable	£6,505.75 per annum
Service Charge	N/A
VAT	Not applicable
EPC Rating	D

Description

This prominent corner retail premises is arranged over the ground floor and basement, which is used for storage. The unit benefits from the high footfall traffic in the area. The premises is equipped with an air conditioning system, WC facilities, and security features including an alarm and electric shutters. This unit presents an appealing opportunity for E-Class businesses looking for a location in the Hoxton area.

Location

The property is located on the corner of Retford Street and Kingsland Road in Shoreditch, close to the junction with Falkirk Street and Cremer Street. It is in a lively and bustling area, just moments away from the vibrant heart of Shoreditch. There are numerous local restaurants, bars, cafes, and shops in the vicinity, providing excellent amenities. The unit also benefits from excellent connectivity, with Hoxton & Shoreditch High Street Overground stations just a short walk away. Additionally, Old Street Underground station is within walking distance.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Rent	Rates Payable	Service Charge	Total month
Unit - GF & Ancillary Storage	677	62.90	£31,000 per annum	£6,505.75 /annum	n/a	£3,125.48
Total	677	62.90				£3,125.48

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.

VAT

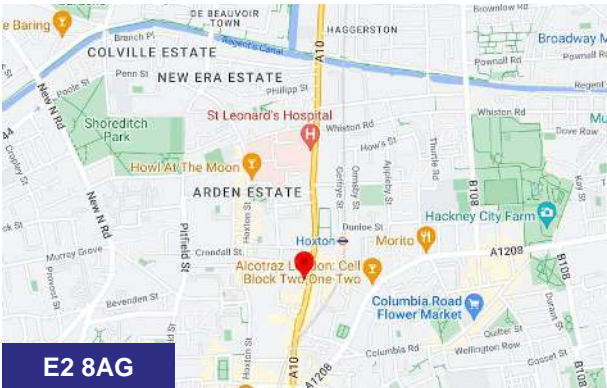
Not Applicable

Building Insurance

TBC

Legal Costs

Each party is to bear their own legal costs.



Viewing & Further Information

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