

Est. 1955

Tarn  
&Tarn

11A KINGSLAND ROAD,  
SHOREDITCH,  
E2 8AA

CHARACTERFUL  
RETAIL/SHOWROOM  
PREMISES  
1,276 SQFT



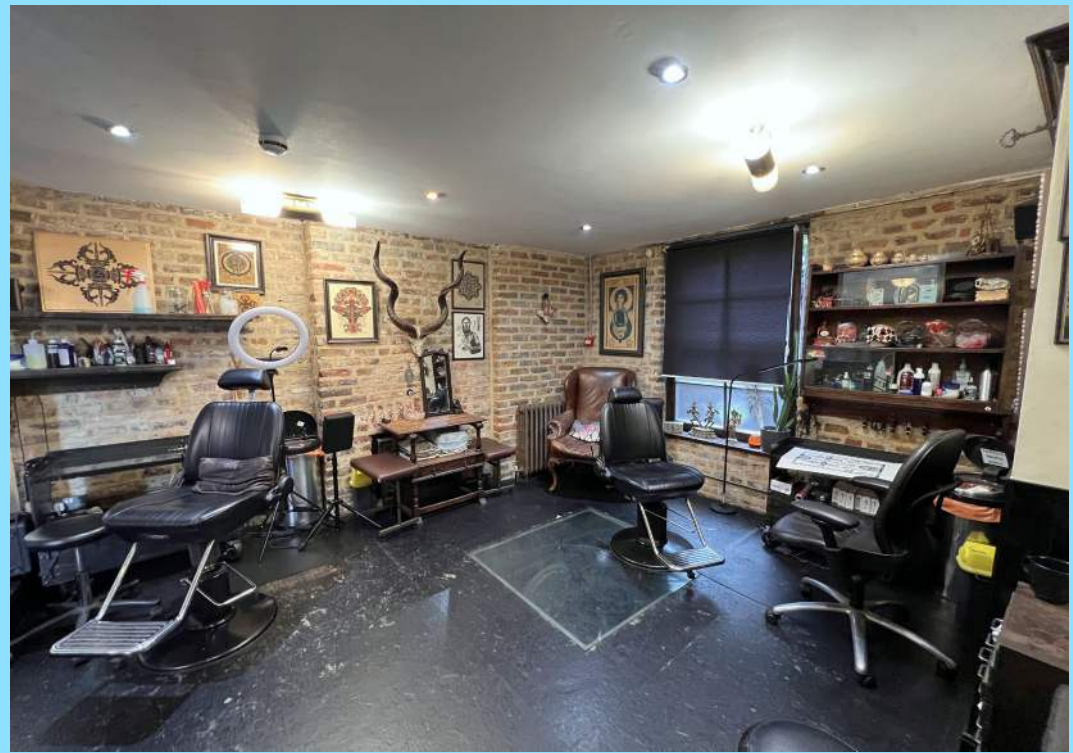
# DESCRIPTION

This charming retail space is situated on the ground floor and basement of this mixed-use Victorian building. It boasts a prime location and features a large shopfront, WC facilities, and security measures. This unit offers an attractive opportunity for businesses in the E-Class Usage looking for a location in the vibrant Shoreditch & Hoxton area.

# SUMMARY

- Prime Location
- Period Features
- Large Shopfront
- Security Shutters








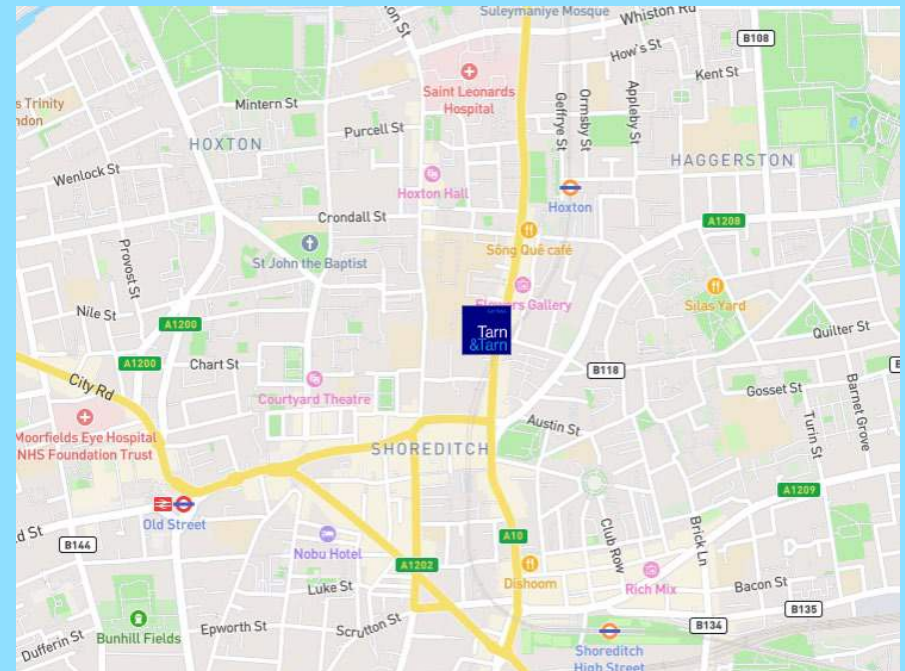
# LOCATION

## THE AREA

The property is situated at the Southernmost point of Kingsland Road in Shoreditch, moments away from its junction with Shoreditch High Street, Old Street and Hackney Road. The unit is in a highly vibrant and busy location as it is moments away from being in the heart of Shoreditch, an extremely well-served by many local restaurants, bars, cafes and shops. Hoxton and Shoreditch Overground stations and Old Street underground station is within short walking distance.

## TRANSPORT

-  Hoxton (6-minute walk) – **Overground Line**
-  Shoreditch High Street (11-minute walk) – **Overground Line**
-  Old Street (11-minute walk) – **Northern Line and National Rail Services**



## ACCOMMODATION

FLOOR	FT <sup>2</sup>	M <sup>2</sup>
Ground	746	69.31
Basement	530	49.24
<b>TOTAL</b>	<b>1,276</b>	<b>118.55</b>

## PREMIUM

Offers in the region of £25,000

## VAT

Not Applicable

## SUMMARY

Available size	1,276 sqft
Rent	£41,000 per annum
Business Rates	£16,325.75 per annum
Service Charge	N/A
Legal Fees	Each party to bear their own costs.
EPC Rating	B

## TERMS

An assignment of an existing lease, which expires on 19<sup>th</sup> December 2030 (7 years unexpired).

## LOCAL AUTHORITY

London Borough of Hackney



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## VIEWINGS

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## TEAM

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