



71-73 Hackney Road

Shoreditch, London, E2 8ET

Retail/Showroom Premises

7,775 sq ft
(722.32 sq m)

- 10m Wide Frontage
- Rear Loading Bay with parking for 4 vehicles
- Open Plan Layout
- Good Natural Light
- Good Ceiling Height (2.9m)
- Good Passing Trade
- WC/Shower Facilities

53 Commercial Street, Spitalfields,
London E1 6BD
020 7377 8989

tarn-tarn.co.uk

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Summary

Available Size	7,775 sq ft
Rent	£180,000 per annum
Rates Payable	£22,205.50 per annum
Rateable Value	£44,500
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D

Description

The available accommodation comprises retail space on the ground floor and basement of a well-positioned, mixed-use building at the Shoreditch end of Hackney Road. This spacious, 7,775 sq ft double-fronted unit offers excellent exposure to the high footfall along Hackney Road, abundant natural light, and generous ceiling heights of 2.9m. Recently refurbished, the unit is well-suited to a wide range of retail operators, making it an ideal opportunity for businesses seeking a prominent location in this vibrant and popular area.

Location

The unit is ideally situated in a high-footfall area on the east side of Hackney Road, just moments from central Shoreditch. It enjoys close proximity to a wide range of local amenities, restaurants, and shops, including Tesco Express. The property is also within a 5-minute walk of both Old Street and Shoreditch stations, with Liverpool Street Station just 10 minutes on foot.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground	4,075	378.58
Basement	3,700	343.74
Total	7,775	722.32

Viewings

Strictly by appointment only.

Terms

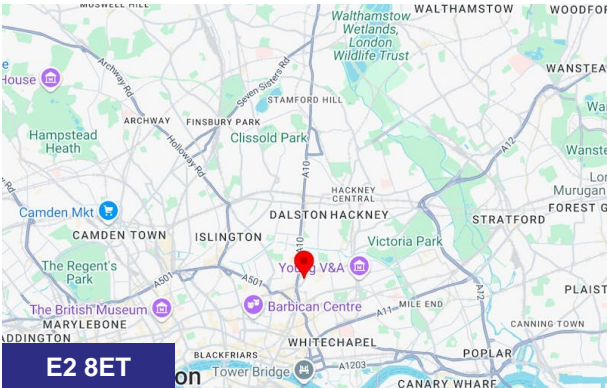
A new FRI Lease to be contracted outside of the provisions of The Landlord and Tenant Act 1954

Legal Costs

TBC

Building Insurance

TBC



Viewing & Further Information

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