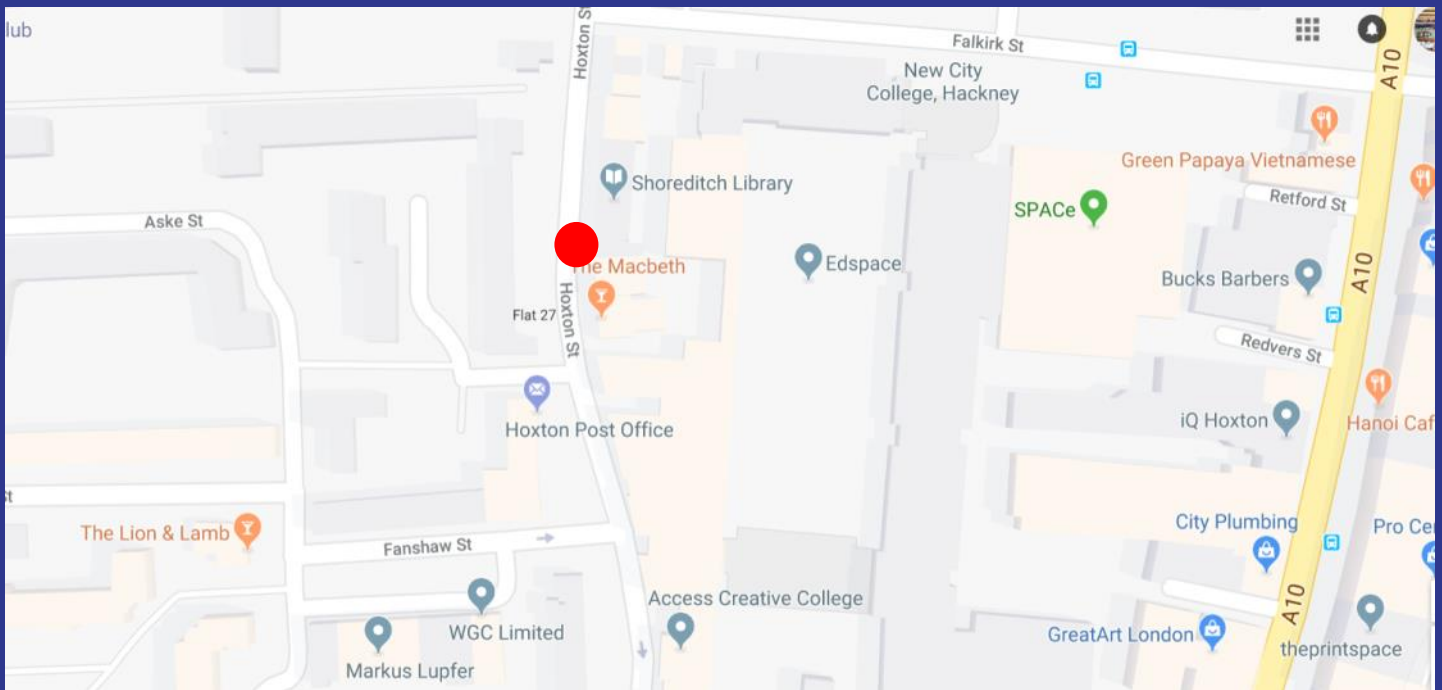




74 HOXTON STREET LONDON N1 6LP

Ground Floor and Basement Retail Unit

- Situated between Shoreditch Library and New City College Hackney Campus.
- No extraction/ventilation, food/restaurant use not possible.
- New shop front and electric shutter
- Refurbished interior
- New lease



Location:

Located on the east side of the southern end of Hoxton Street between Shoreditch Library and the New City College and Access Creative College. The Post Office and Peer Gallery are opposite. Hoxton Street Market with its street market throughout the week and general market on Saturdays is to the north.

Accommodation:

The premises have been refurbished, with new shop front, electric roller shutters, plaster finishes and new basement access. Electricity and water is supplied to the unit. The dimensions and areas are approximately as follows:

Internal With (front)	9' 8" (2.95m)
Internal Width (rear)	12' 9" (3.9m)
Ground floor	497 sq ft (46.2 sq m)
Basement	218 sq ft (20.3 sq m)

Use:

It is not possible to install ventilation or extraction to the property. It may not be possible to install any air cooling/ refrigeration. Uses that comply with this will be considered.

Lease:

A new lease is available, length by negotiation, on FRI terms. The lease will be outside the security of tenure provisions of the Landlord & Tenant Act.

Rent:

Offers in the region of £24,000 per annum

Business Rates:

To be assessed following the refurbishment.

EPC:

Rating C

For further information or inspections please contact

Simon Kelly

Tel: 07770 914634

E: simon@intrinsicproperty.co.uk



All negotiations are subject to contract. The Agents are not authorised to make or accept any contractual offer unless prior written notification to the contrary has been given on behalf of the client. In no other case whatsoever are the Agent (or any employee or sub agent) authorised to make or give any representation or warranty on behalf of any party, and whilst information and particulars are given in good faith intending purchasers and lessees must satisfy themselves independently as to the accuracy of all matters upon which they intend to rely.