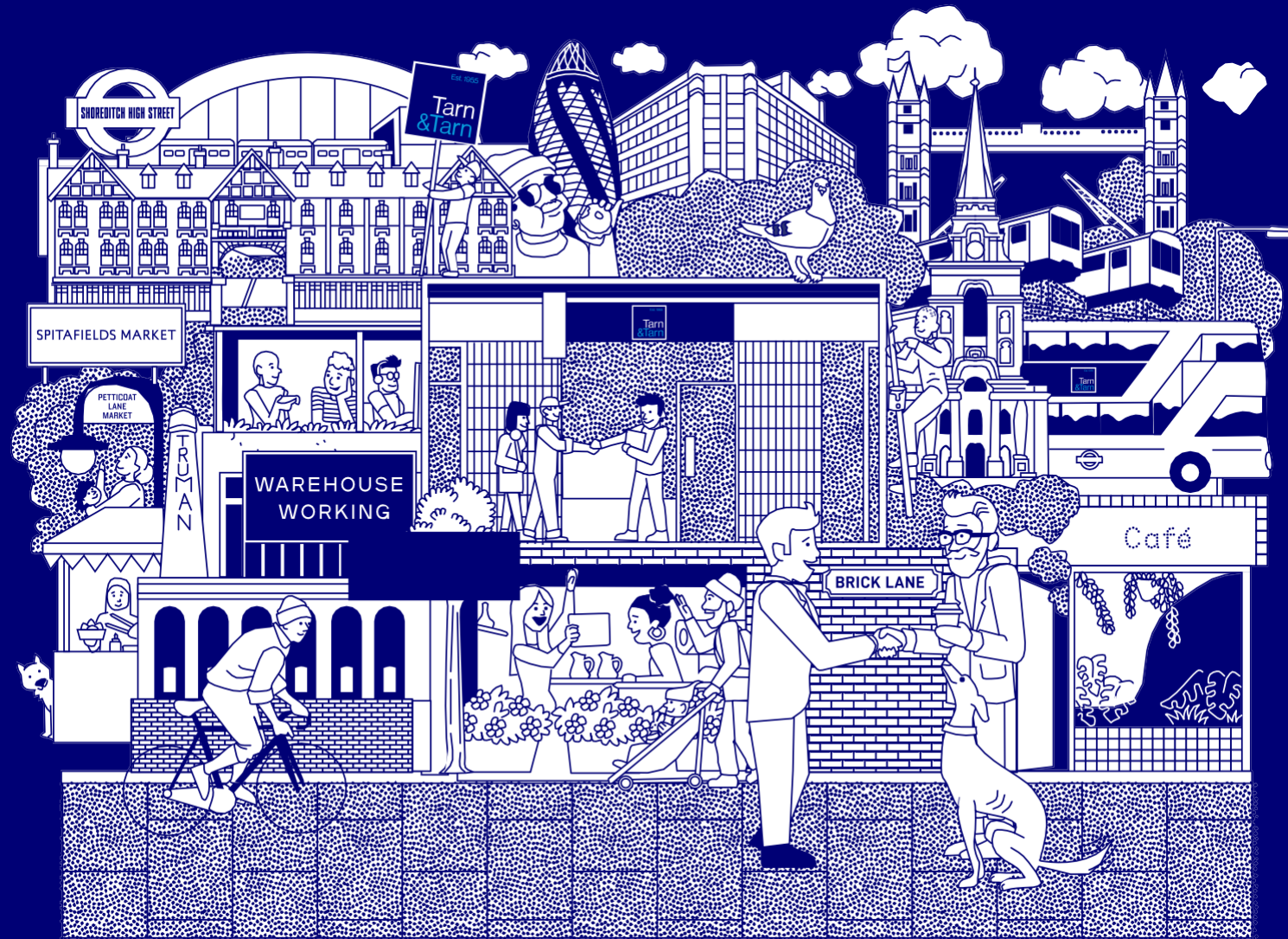


Est. 1955

Tarn &Tarn



**93 HACKNEY ROAD,
SHOREDITCH,
E2 8ET**

**HIGH FOOTFALL
RESTAURANT/
RETAIL UNIT
1,947 SQFT**

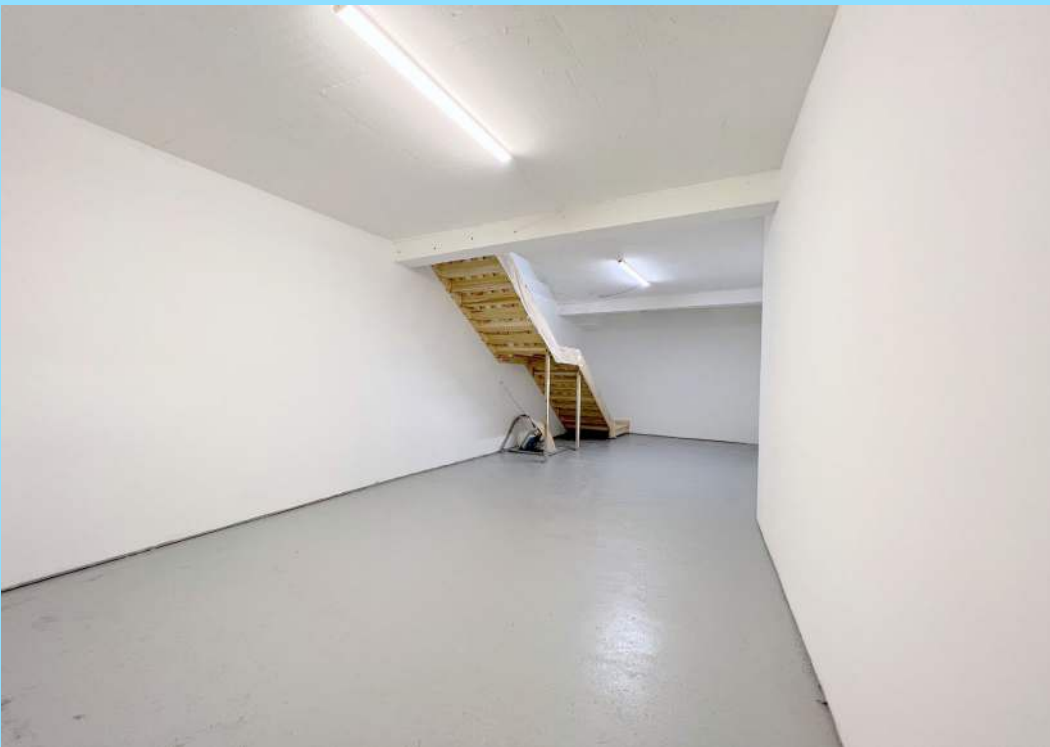
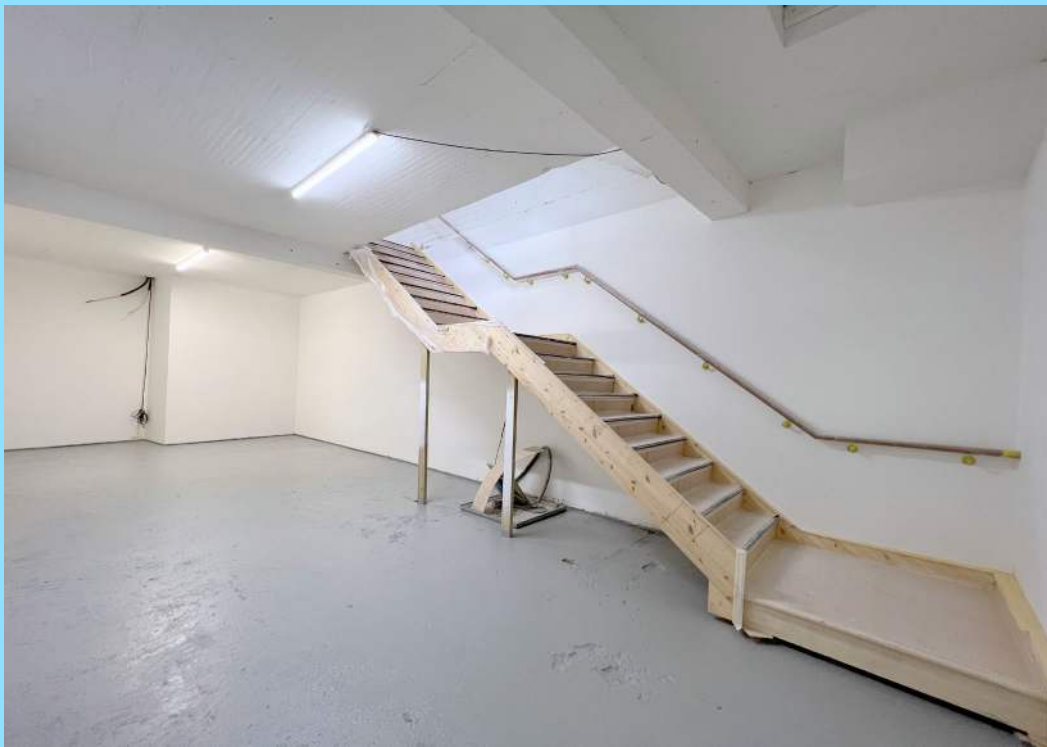
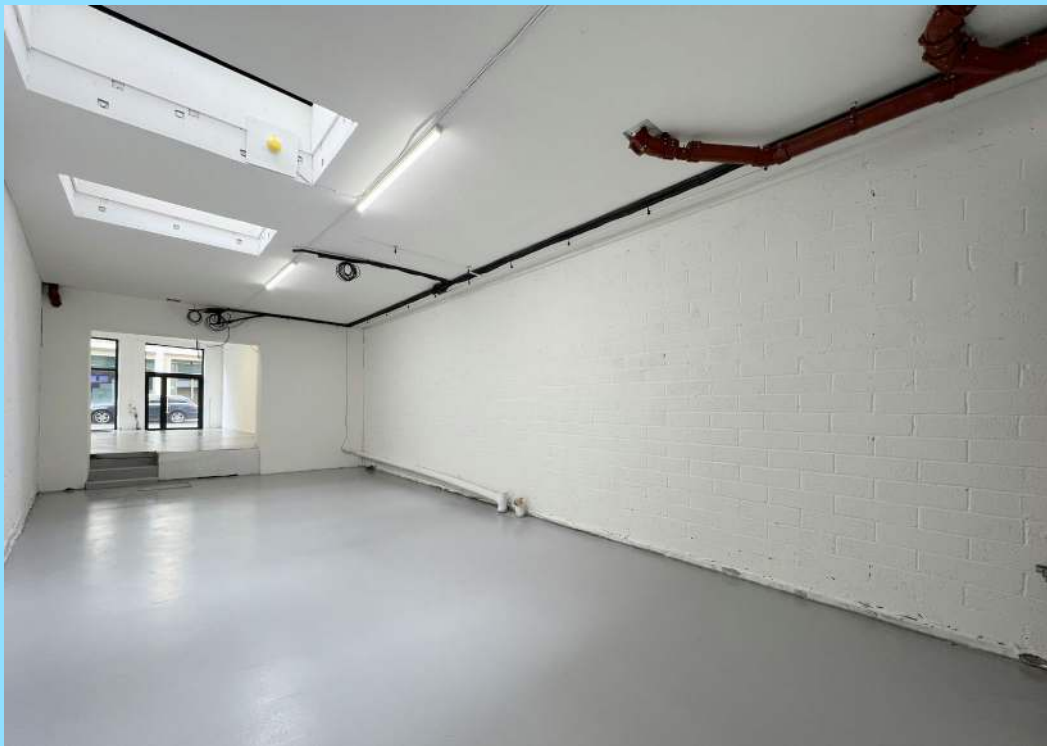
DESCRIPTION

This property is located within a mixed-use building, offering ample fit-out and design options. The accommodation is arranged over the ground floor and basement and provides a good ceiling height of 3,1m and a 'blank canvas' flexible space for tenants. Currently, it is fitted out as a 'white box', which includes a 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.

SUMMARY

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








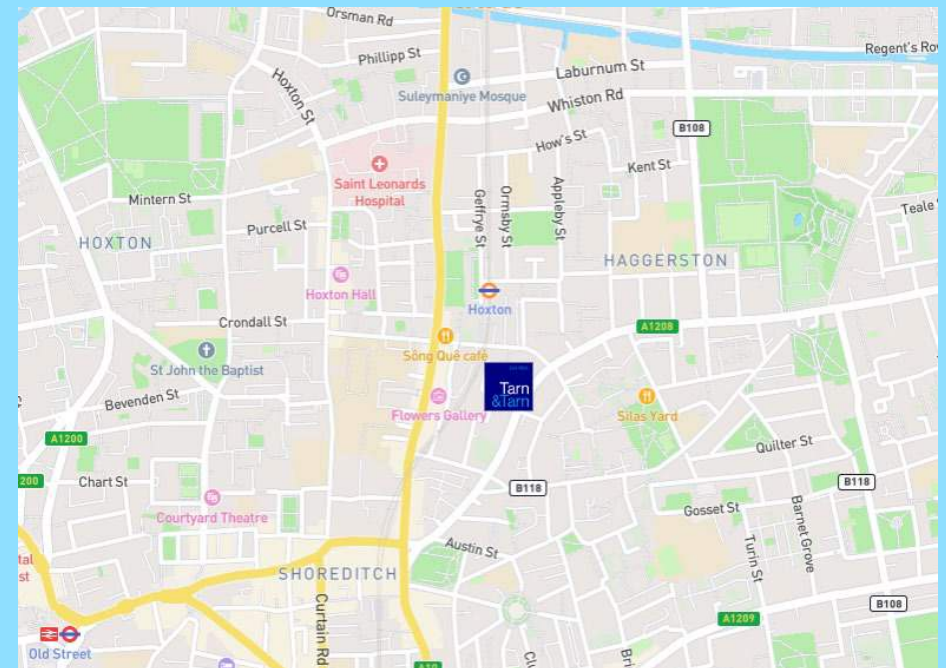
LOCATION

THE AREA

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 Overground stations and Old Street Underground. Station.

TRANSPORT

-  Hoxton (6-minute walk) – **Overground Line**
-  Shoreditch High Street (14-minute walk) – **Overground Line**
-  Old Street (14-minute walk) – **Northern Line and National Rail Services**



ACCOMMODATION

FLOOR	FT ²	M ²
Ground Floor	1442	133.97
Basement	505	46.92
TOTAL	1,947	180.89

BUILDING INSURANCE

Current Cost: TBC

VAT

Applicable

SUMMARY

Available size	1,947 sqft
Rent	£65,000 per annum
Business Rates	TBC
Service Charge	TBC
Legal Fees	Each party to bear their own costs.
EPC Rating	D

TERMS

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

LOCAL AUTHORITY

London Borough of Tower Hamlets



Est. 1955

Tarn
&Tarn

VIEWINGS

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