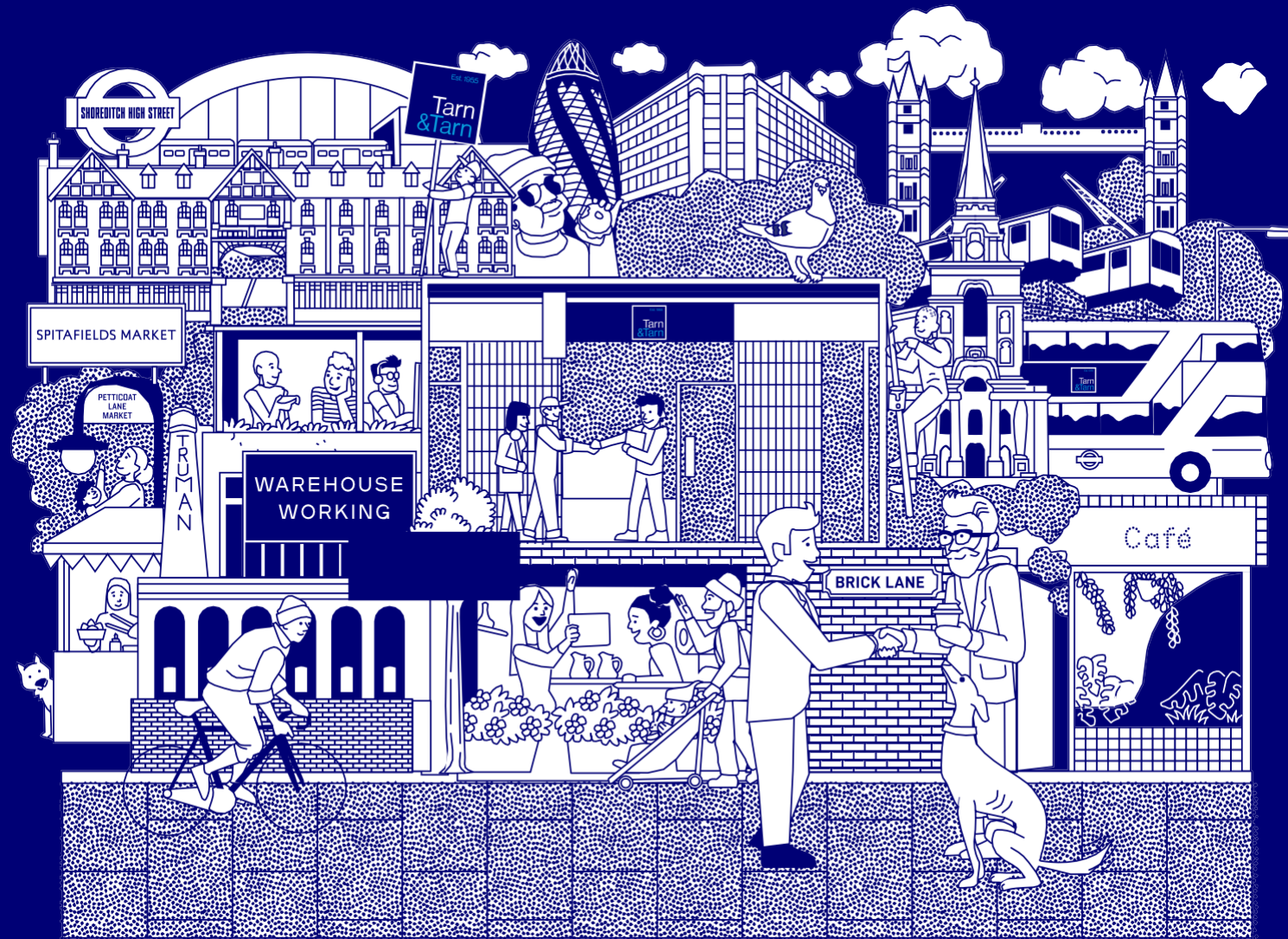


Est. 1955

Tarn &Tarn

**UNIT 5 – SHOREDITCH
EXCHANGE
8 CREMER STREET
HOXTON
E2 8GY**

**FULLY FITTED
RESTAURANT IN THE
HEART OF HOXTON
1,327 FT²**



DESCRIPTION

This fully furnished restaurant is located on the ground floor of a newly built mixed-use development, Shoreditch Exchange. The space can seat c.34 customers and offers several perks such as good ceiling height, good natural light, a large frontage, an alarm system and CCTV. Additionally, the restaurant will be delivered with a fully fitted kitchen featuring multiple appliances such as extraction system, electric grill cooker, canopy, fridges/freezers and more. The previous tenant also had an alcohol license which is transferrable to a new occupier.

AMENITIES

- Fully Fitted Kitchen with Extraction System
- Alcohol License
- Great Transport Links
- Good Ceiling Height
- Good Frontage
- Accommodates c.34 seats
- WC Facilities
- Alarm
- CCTV








LOCATION

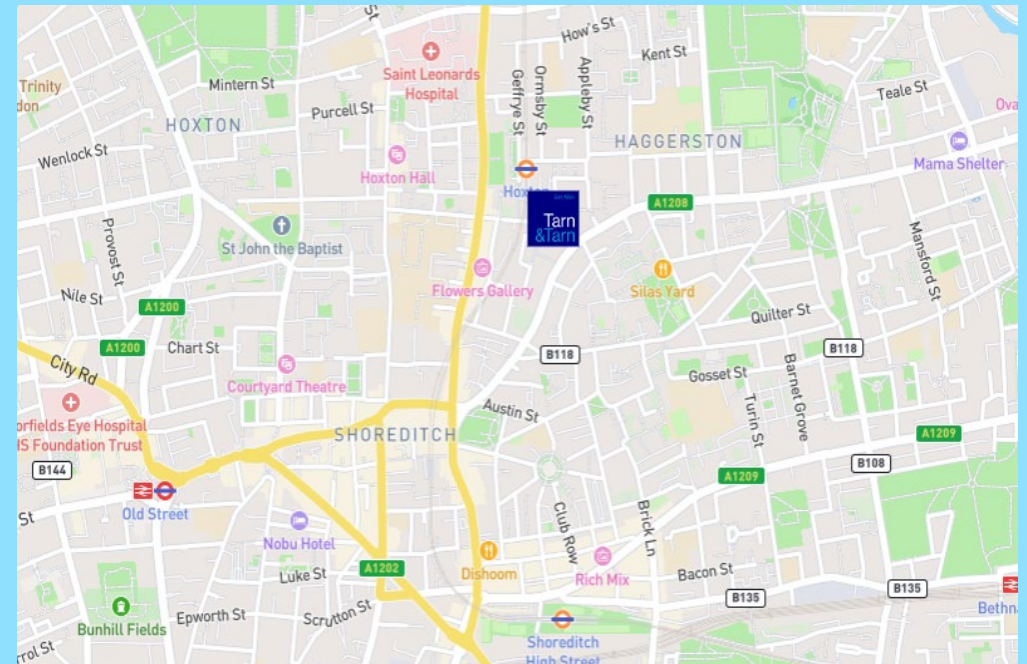
THE AREA

Unit 5 Shoreditch Exchange is located on Cremer Street, just off Hackney Road. Hackney Road extends from the junction of Shoreditch High Street and Old Street, reaching all the way to Cambridge Heath. The development is conveniently next to Hoxton Overground Station. Furthermore, Old Street, Shoreditch High Street, and Liverpool Street Stations are all within a short walking distance.



TRANSPORT

-  Hoxton (4-minute walk) – **Overground Line**
-  Old Street (15-minute walk) – Northern Line and National Rail Services
-  Shoreditch High Street (16-minute walk) – **Overground Line**



ACCOMMODATION

FLOOR	SQ FT	RENT (£ PA)	SERVICE CHARGE (£ PA)	BUSINESS RATES (£ PA)	TOTAL YEAR
Ground	1,327				
TOTAL	1,327	£50,000	£2,796.24	£24,755	£77,551.24

BUILDING INSURANCE

Included in the service charge

TERMS

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

PREMIUM

Offers in the region of £60,000

VAT

Applicable

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

LOCAL AUTHORITY

London Borough of Hackney

EPC

Rating: A



Est. 1955

Tarn
&Tarn

VIEWINGS

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**THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE
SINCE 1955.**