

Est. 1955

# Tarn &Tarn

**134E KINGSLAND  
ROAD  
HOXTON  
E2 8DY**

**NEWLY REFURBISHED  
SELF-CONTAINED E-  
CLASS UNIT  
1,027 FT2 (1,285 FT2  
G.I.A)**



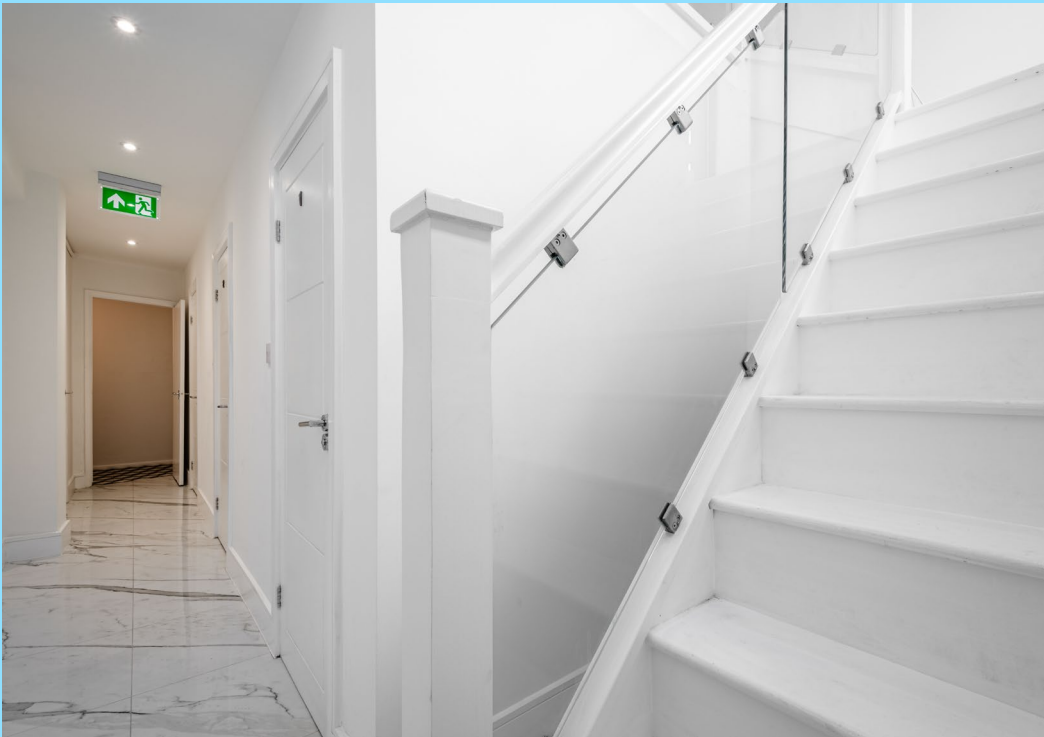
## DESCRIPTION

The available property is a self-contained retail unit that has been recently refurbished to a high standard. The space benefits from excellent natural light due to its shopfront and skylight, whilst also featuring an electric shutter, great ceiling height, and a prominent location in Hoxton. The premises also has planning permission to install an extraction system, making it suitable for a restaurateur or any food and beverage business, alongside traditional retail use.

## AMENITIES

- Prominent Position
- Newly Refurbished
- Great Natural Light
- Electric Shutter
- Skylight
- One minute walk to Hoxton Overground Station
- Planning Permission for an Extraction System
- Great Ceiling Height








# LOCATION

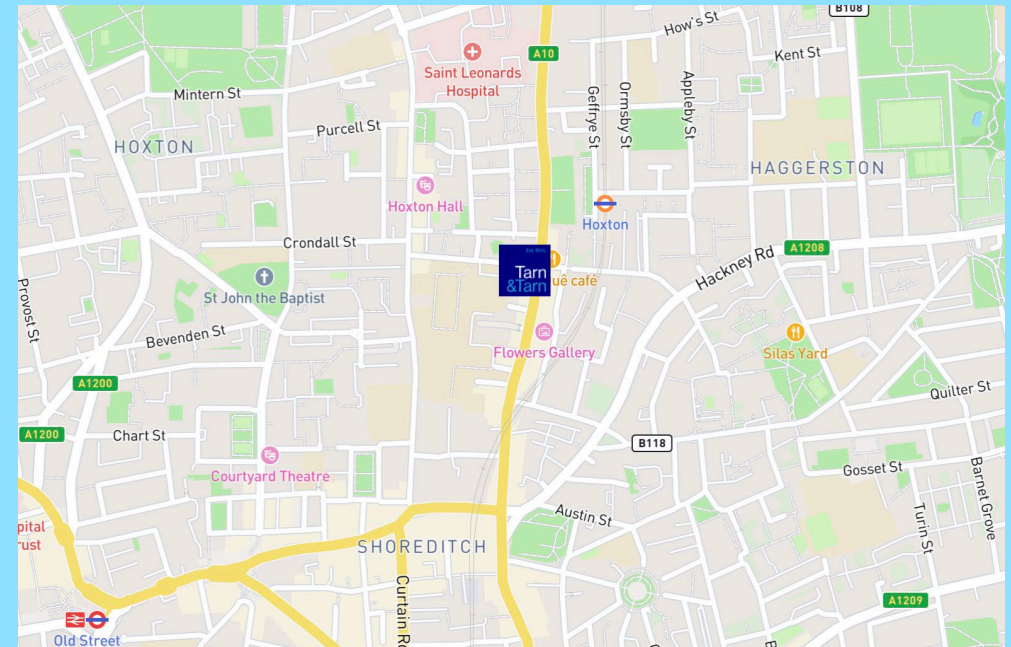
## THE AREA

The property is situated on Kingsland Road in Shoreditch, near the intersection of Falkirk Street and Cremer Street. The neighbourhood boasts numerous local restaurants, bars, cafes, and shops, offering excellent amenities. The unit is also well-connected, with Hoxton & Shoreditch High Street Overground stations within a short walking distance. Additionally, Old Street Underground station is easily reachable on foot.



## TRANSPORT

-  Hoxton (1-minute walk) – **Overground Line**
-  Shoreditch High Street (13-minute walk) – **Overground Line**
-  Old Street (15-minute walk) – **Northern Line and National Rail Services**



## ACCOMMODATION

FLOOR	FT <sup>2</sup> - (NIA)	FT <sup>2</sup> - (GIA)
Ground Floor	645	848
Basement	382	437
<b>TOTAL</b>	<b>1,027</b>	<b>1,285</b>

## SUMMARY

Available size	1,027 ft <sup>2</sup> (GIA - 1,285 Ft <sup>2</sup> )
Rent	£45,000 per annum
Business Rates	£13,348.25 per annum
Service Charge	TBC
Legal Fees	Each party to bear their own costs.
EPC Rating	D
VAT	Applicable

## BUILDING INSURANCE

Current Cost: £1,176 per annum

## TERMS

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

## 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



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Tarn  
&Tarn

## VIEWINGS

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**53 COMMERCIAL STREET**  
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## TEAM

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