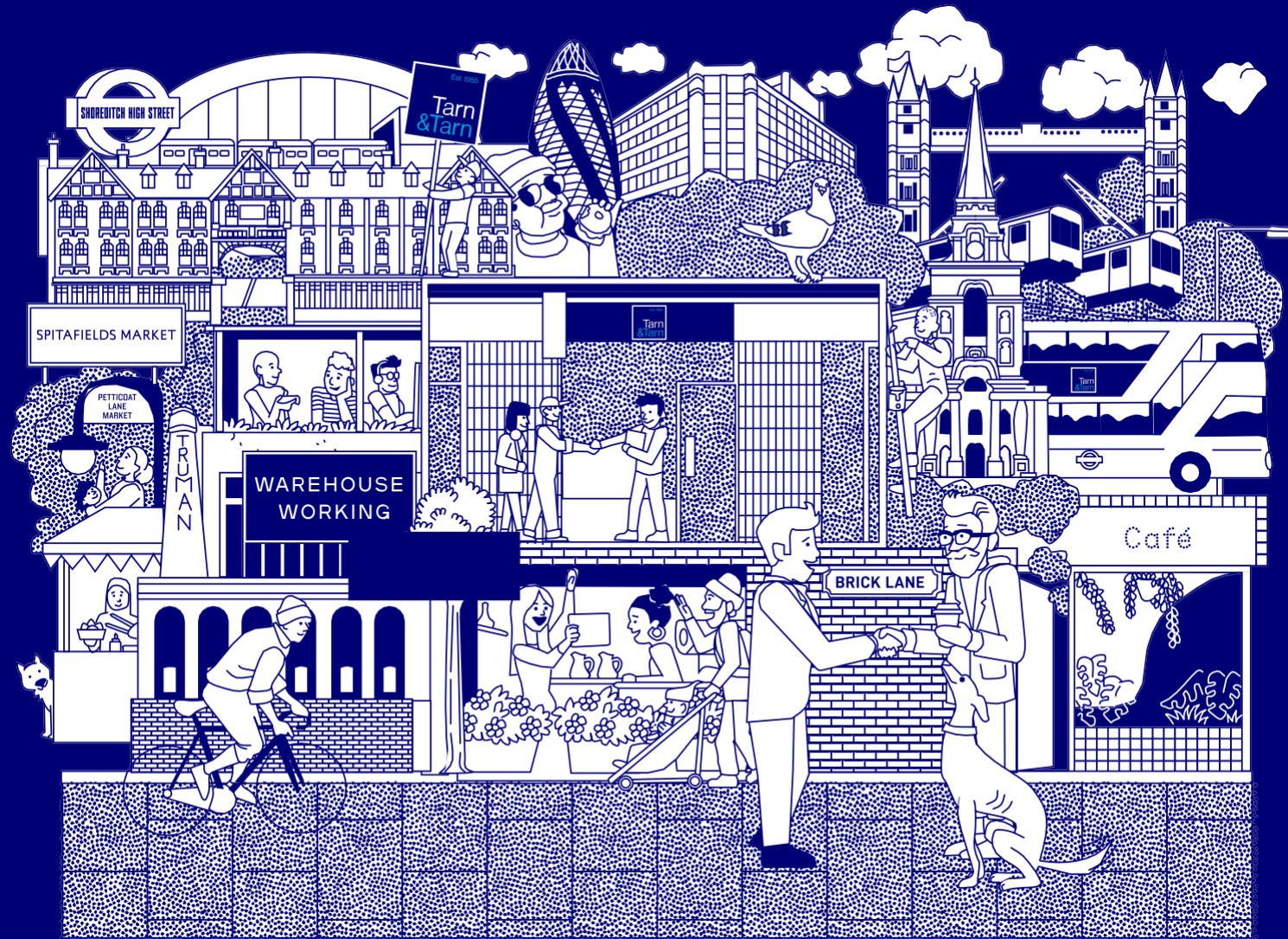


Est. 1955

Tarn
&Tarn



93 HACKNEY ROAD,
SHOREDITCH,
E2 8ET

HIGH FOOTFALL
RESTAURANT/
RETAIL UNIT
1,424 SQFT

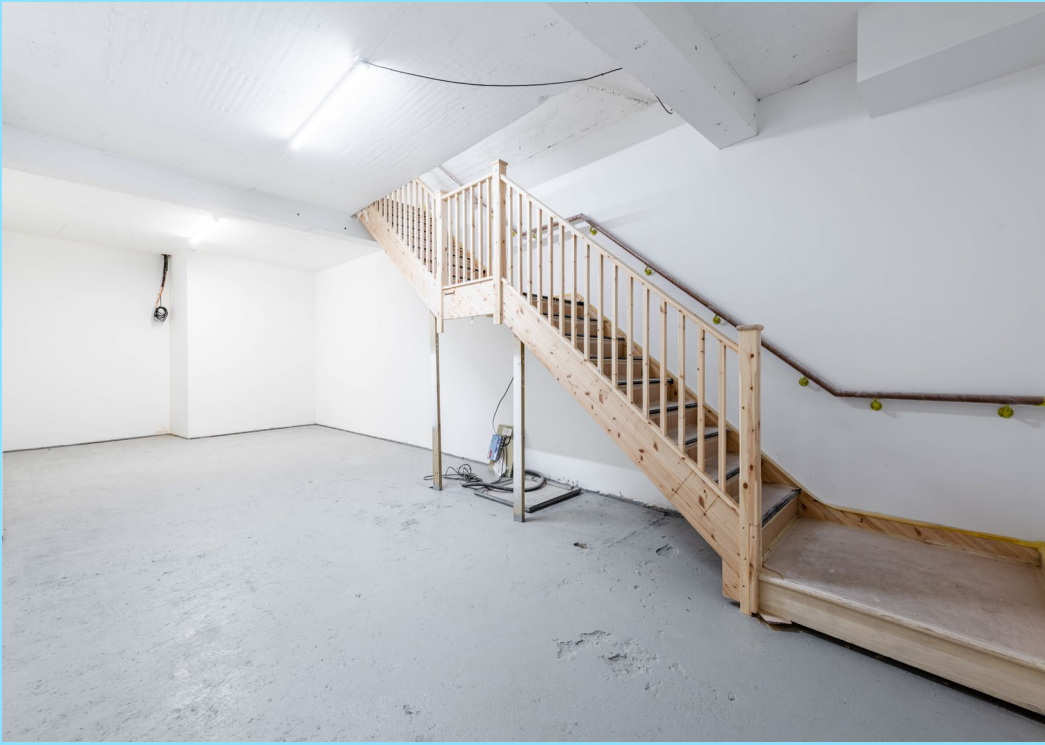
DESCRIPTION

This property is located within a mixed-use building, offering sample fit-out and design options. Spanning over the ground floor and basement, providing high ceilings of 3.1 metres and flexible space. Currently, it is fitted out as a 'white box', which includes a full air-conditioning system and an extraction flue in place. 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
- High Ceiling Height
- Air Conditioning








LOCATION

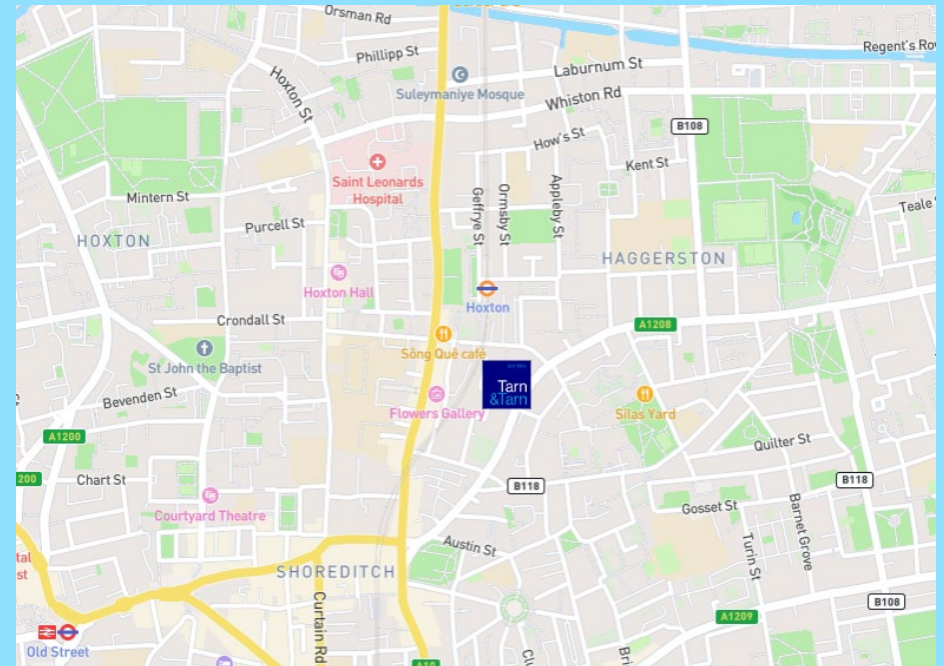
THE AREA

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	924	85.84
Basement	500	46.45
TOTAL	1,424	132.29

BUILDING INSURANCE

Current Cost: TBC

VAT

Applicable

SUMMARY

Available size	1,424 sqft
Rent	£40,000 per annum
Business Rates	No Business Rates
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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