

49 Charlotte Road London EC2A

RETAIL SHOP TO LET
Located in the heart of Shoreditch
Close to Hoxton Square, Old Street and Redchurch Street



Location

The shop occupies a prominent position on Charlotte Road, in the centre of the Shoreditch Triangle. The area is well known for its boutiques, independent stores and surrounding restaurants.

Nearby occupiers include Origin Coffee Roasters, Tram Shed, Blacklock, Mr Start, Kestin Hare, Ruffians and Alfie Douglas along with the Prince's School of Traditional Art.

Accommodation

The premises are arranged over ground floor comprising the following approximate net internal floor areas:

Internal Width	17ft 9in	5.5 m
Shop Depth	41ft 8in	12.7 m
Ground Floor	977 sq ft	90.8 sq m

Terms

Subject to vacant possession the property is available by way of a new lease for a term of 10 years subject to a 5th year rent review. The lease will be contracted outside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954.

Rent

£65,000 per annum exclusive of rates, service charge, insurance and VAT (if applicable).

Use

The property benefits from Use A1 of the Town & Country Planning (Use Classes) Order 1987.

Other uses will be considered, subject to planning.

Rates

The business rates need to be re-assessed. Prospective tenants are advised to confirm any rating liability directly with the Local Authority.

Costs

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

EPC

EPC Rating – TBC.

Contact Us

All appointments to view must be arranged via sole agents Colliers International, through:

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