

# PRIME CLASS E UNIT TO LET



Shoreditch – 4 Kingsland Road, London, E2 8DA



## LEASE TERMS

The premises are available by way of a new effective FRI lease for a term to be agreed subject to 5 yearly upward only rent reviews.

## RENT

Offers in excess of £80,000 pax

## USE

Class E. (previously a bookmaker)

## BUSINESS RATES

The RV from 1/4/2023 is £45,500. Interested parties should confirm with the local authority the rates payable.

## TIMING

From January 2024 although potentially earlier subject to vacant possession

## LEGAL COSTS

Each party to be responsible for their own costs.

## EPC

Band D

## VIEWING

Access can be arranged through the sole agent NJWE

Subject to Contract.  
03/01/2024

- Prominent unit
- Large frontage
- New lease
- No premium
- Class E
- Over 2,000 sqft in total

## LOCATION

The subject property is located on the highly prominent north-eastern junction of the “Shoreditch Triangle”, bordering with Old Street and Shoreditch High Street, in the heart of vibrant Shoreditch.

Shoreditch High Street Station 0.5 miles and Old Street Station 0.6 miles

## NEARBY OCCUPIERS

Tequila Mockingbird, Pizza Pilgrims, Aida Shoreditch. Pret , Budgens, Flowers with Swag, Catch, Negri Nori, Taco Collective, The Cornershop Bar.

## ACCOMMODATION

The premises are arranged over ground floor and basement with a small external area to the rear. The property extends to the following approximate dimensions and net internal floor areas:-

Internal width(front)	21'1”	6.43 m
GF sales	1039 sqft	96.52 sqm
GF store	38 sqft	3.53 sqm
Basement (part restricted head height)	1001 sqft	93.0 sqm

Plans are available on request

## CONTACT

Nigel Evans

T 020 7459 4506

M 07393601201

E [nigel@njwe.co.uk](mailto:nigel@njwe.co.uk)

W [njwe.co.uk](http://njwe.co.uk)

A 85 Gt Portland Street  
London, W1W 7LT

