



**Kingsland Road, London, E2**

**£4,166 pcm**



## Full Description

A great opportunity to acquire this established A3 Restaurant in the heart of Shoreditch. The property is arranged over ground floor and basement, offering a front serving counter, fully fitted kitchen, ample seating inside, guest toilet plus store rooms. All fixtures and fittings are included in the sale. The unit has been refurbished to a high spec and is currently being used as a restaurant. The space benefits from Excellent Location with Prominent Glass frontage, Open Plan Layout, Excellent Natural Light, High Ceilings, and separate W.C & kitchen.

There are numerous cafe's, coffee shops, restaurants and bars within the immediate vicinity with many occupiers from the media, creative & fashion industry. A few minutes' walk from Hoxton, Old Street & Shoreditch High Street Stations with numerous bus routes operating around the city.

Assignment of existing lease, with 6 years remaining (Inside the L&T Act 1954)

Rent: £50k per annum

Premium: £45k

## Contact Us

### CUI

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	81
England, Scotland & Wales 		

### Environmental (CO<sub>2</sub>) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	68	82
England, Scotland & Wales 