



**Hackney Road, London, Shoreditch, E2 7NS**

700 sq. ft | Retail



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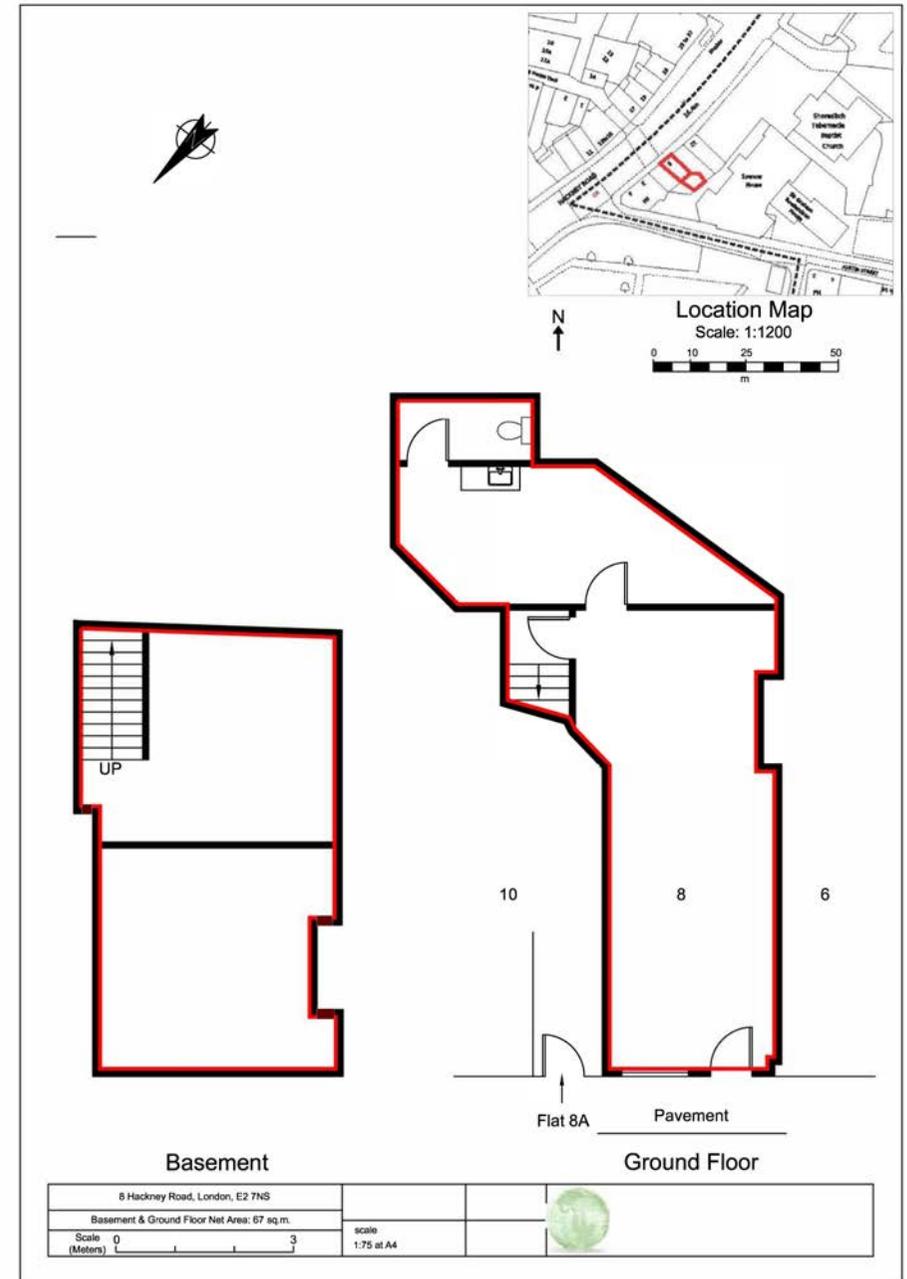
£32,000 pa | £2,667 pcm | 700 sq. ft | Retail

A Unique Opportunity to acquire this 700 sq.ft. Retail unit well located on Hackney road in the heart of Trendy Shoreditch. The unit benefits from Excellent Location with Prominent Glass frontage, Open Plan Layout, High Ceilings, lower ground floor storage and separate toilet & kitchenette.

The unit is in close proximity to Shoreditch High St Overground Station, BOXPARK Shoreditch & one of London's most sought after streets Columbia Road. It is located outside the central London congestion charge zone as well as being served by a number of bus routes around the city.

The area is surrounded by Boutique Style Retailers, Coffee shops, Upmarket Restaurants, Bars & Nightclubs.

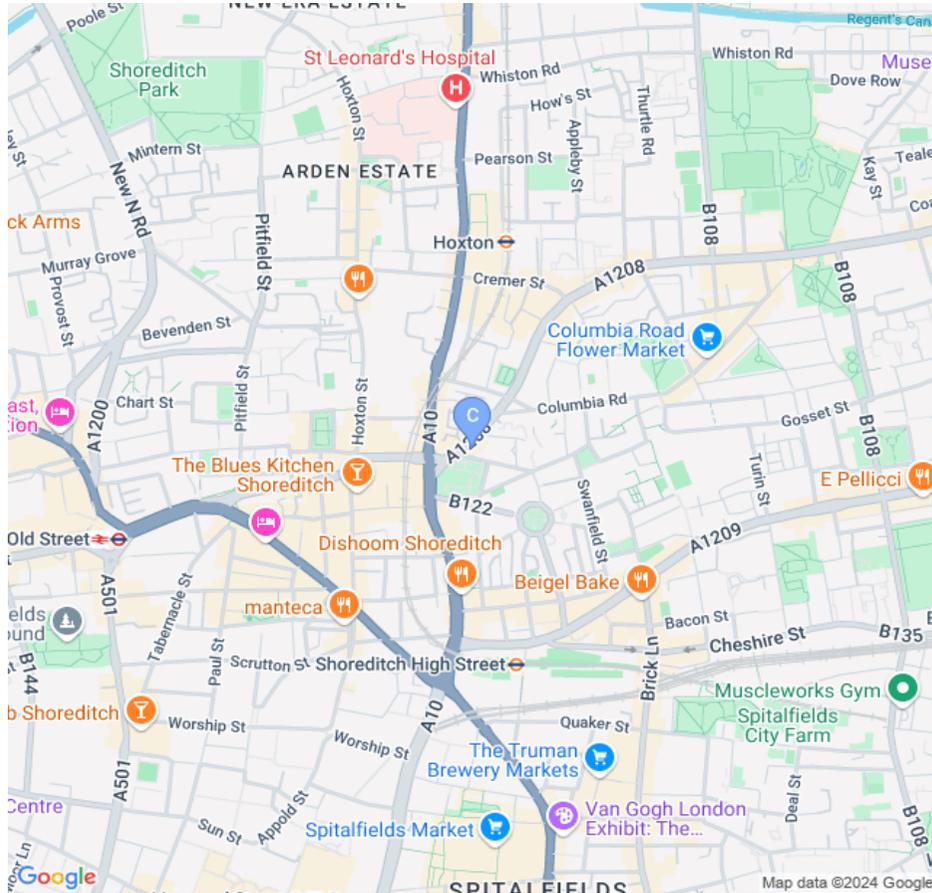
New Lease, term to be negotiated  
Service Charge TBC





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PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

AGENTS NOTE The floor plans are not to scale and are only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.