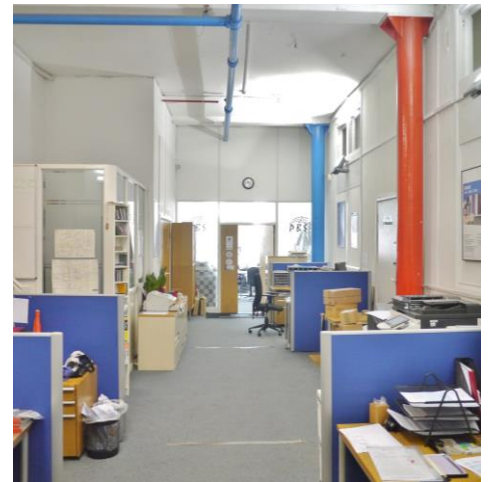


# TO LET

PROMINENT SHOREDITCH GROUND FLOOR OFFICE  
RETAIL USE CONSIDERED STP

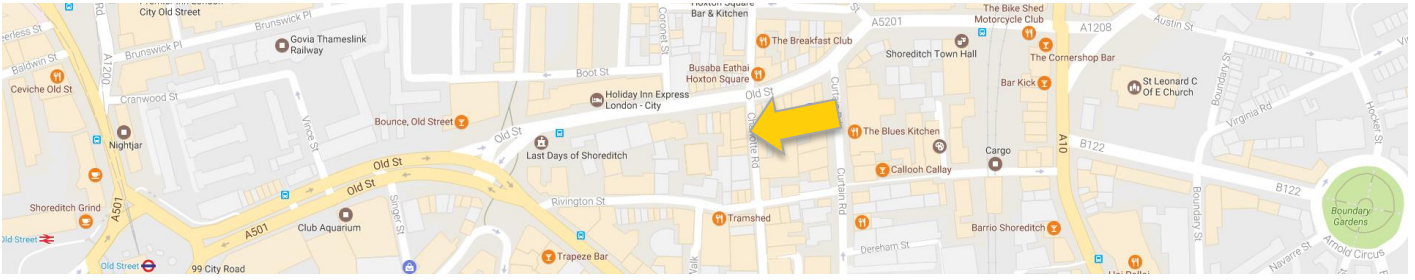
150 CURTAIN ROAD, SHOREDITCH, LONDON EC2A 3AR

NIA: 3,298 FT<sup>2</sup> (306.4 M<sup>2</sup>)



# 150 CURTAIN ROAD

## LONDON EC2A 3AR



The property is situated on the east side of Curtain Road, moments from the junctions with Old Street (A5201) and Rivington Street in the heart of Shoreditch. There are numerous notable occupiers in the vicinity including **The Blues Kitchen, The Diner, Brindisa, The Breakfast Club, Red Dog Saloon, Callooh Callay, The Tramshed, House of Hackney, Sneakerstuff, Homeslice, Pizza Pilgrims, Hache, Ruffians** and **Busaba Eathai**.

The area is well served by public transport, with **Old Street** (Northern line and mainline services) less than 5 minutes walk to the west and **Shoreditch High Street** (Overground) 5 minutes to the south east. There are also numerous bus routes serving the area.

### Description

The unit is arranged over the ground and lower ground floors of an attractive mixed use block. The unit benefits from a prominent frontage with c.4.1m ceiling heights at ground floor level. Due to the ground floor presence and self-contained nature of the space the unit offers strong branding opportunities in a highly prominent section of Curtain Road.

The unit currently benefits from Class B1 use, however A1 or A2 Retail use would be considered, subject to planning.

### Accommodation

	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor	1,838	170.8
Lower Ground Floor	1,460	135.6
<b>Total</b>	<b>3,298</b>	<b>306.4</b>

These particulars do not constitute an offer or a contract. Applicants should satisfy themselves as to the correctness of the details. Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.

### Lease

A new lease is available direct from the landlord on a term to be agreed.

### Rent

£153,500 per annum.

### Service Charge

Budget 2017/18 – approx. £7,900 per annum.

### Business Rates

Rateable Value 2017-18 £57,500

Rates Payable 2017-18 £26,852.50

### EPC

Band -TBC

### Legal Costs

Each party to bear their own legal costs.

### Viewing

By appointment with **Strettons**

1-3 Sun Street

London

EC2A 2EP

T 020 7375 1801

### Office Enquiries:

Jon Cuthbert

Jon.cuthbert@strettons.co.uk

0207 614 0901

Tom Schwier

tom.schwie@strettons.co.uk

0207 614 0906

### Retail Enquiries:

Sam Robbens

sam.robbens@strettons.co.uk

0207 614 9933