



AVAILABLE TO LET

52 Scrutton Street, EC2

52 Scrutton Street, London EC2A 4PH



Retail for rent, 917 sq ft, £50,000 per annum

Iftakhar Khan
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To request a viewing call us on 0203 911 3666

For more information visit <https://www.realla.co.uk/m/44881-52-scrutton-street-ec2-52-scrutton-street>

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3 year flexible lease - A3 ground and basement shop to let with a yard situated in the heart of Shoreditch on Scrutton Street

An A3 unit arranged over ground floor and basement benefitting from a yard to the rear. The unit was recently occupied by a sushi establishment and has been left in shell condition ready for a new occupier

Situated on Scrutton Street in the heart of Shoreditch. Shoreditch is the gateway to tech-city, often referred to as Silicon Roundabout, with new and inventive pop-up restaurants, bars and cafes forever opening. It is an exciting and fun place to work and live.

Located a short walk from Old Street station (Northern line) and Shoreditch High Street station (London overground), and with both Moorgate and Liverpool Street stations under a 10 minute walk away (providing further access to Northern, Circle, Metropolitan and Hammersmith & City lines, as well as National Rail services).

Highlights

- Excellent natural light
- Shell and core condition
- Rear yard
- Street frontage

Property details

Rent	£50,000 per annum
Est. rates payable	£11,170 per annum
Building type	Retail
Planning class	A3
Size	917 Sq ft
Lease details	Lease subject to a Landlord rolling break clause from the 3rd year

Floor	Size sq ft	Status
Ground Floor	565	Available
Lower Ground Floor	352	Available
Total	917	

More information

[Visit microsite](#)

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Contact us

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Quote reference: RENT-44881

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