

42-44 Kingsland Road
Shoreditch
London,
E2 8DA

TO LET

BY WAY OF NEW
LEASE

£130,000 Per annum

Located on the east side of Kingsland Road at its junction with Cotton Gardens and just north of the main junction with Old Street, Hackney Road and Shoreditch High Street. Old Street Underground Station and numerous buses run along Kingsland Road connecting to the City, North and East London.



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

0208 800 4321

info@psscommercial.com

Description

Victorian property comprising a ground floor and basement A3 premises. The ground floor includes an open plan seating area, bar, kitchen and WC. The basement consists of a bar with surrounding open space, storage and fire exit.

Providing the following areas:

Ground floor: 1,700 sq. ft.
Basement: 1,500 sq. ft.

Rent

£130,000 Per annum

Premium

Offers invited

Tenure

By way of new FR and I Lease with periodic mechanisms for upward only rent reviews

Costs

Ingoing tenant to bear both sides reasonable related legal costs.

Rates

Please refer to the Local Authority for more information on rates

EPC

Available upon request

VAT

Under the Finance Acts 1989 and 1997 VAT may be levied on the rental price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

Viewing

Via owners sole agents Paul Simon Seaton Commercial 020 8800 4321

N.B. Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.



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