



AVAILABLE TO LET

## 52 Scrutton Street, EC2

52 Scrutton Street, London EC2A 4PH



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

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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## 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      | Landlord is looking for a 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

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

### Contact us

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Quote reference: RENT-44881

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