

Shoreditch, London EC2A

45 Great Eastern Street

Class E Opportunity – Assignment or Sub-lease Available



Location

The subject property is prominently located on the corner of Great Eastern Street and Curtain Road, in close proximity to Shoreditch High Street (Overground), Old Street and Liverpool Street stations.

There is a strong F&B presence in the vicinity, including Manteca, Nobu, Gloria, Oklava, Casa Do Frango, Pachamama East and temper, in addition to a vast office and residential catchment.

Demise

The unit is arranged over ground and basement floors, comprising the following approximate net internal floor areas:

Ground Floor	707 sq ft	65.7 sq m
Basement	545 sq ft	50.7 sq m
Total	1,252 sq ft	116.4 sq m

Tenure

The property is available by way of an assignment of an existing lease expiring on 6th July 2032, contracted inside the Landlord and Tenant Act 1954. Sub-lease proposals will also be considered on merit.

Rent

£148,230 per annum exclusive

Rates

Rateable Value	£47,750
Rates Payable	£23,827.25 p.a.

Interested parties are advised to make their own enquiries to Hackney Borough Council on 020 8356 3466.

EPC

Available upon request.

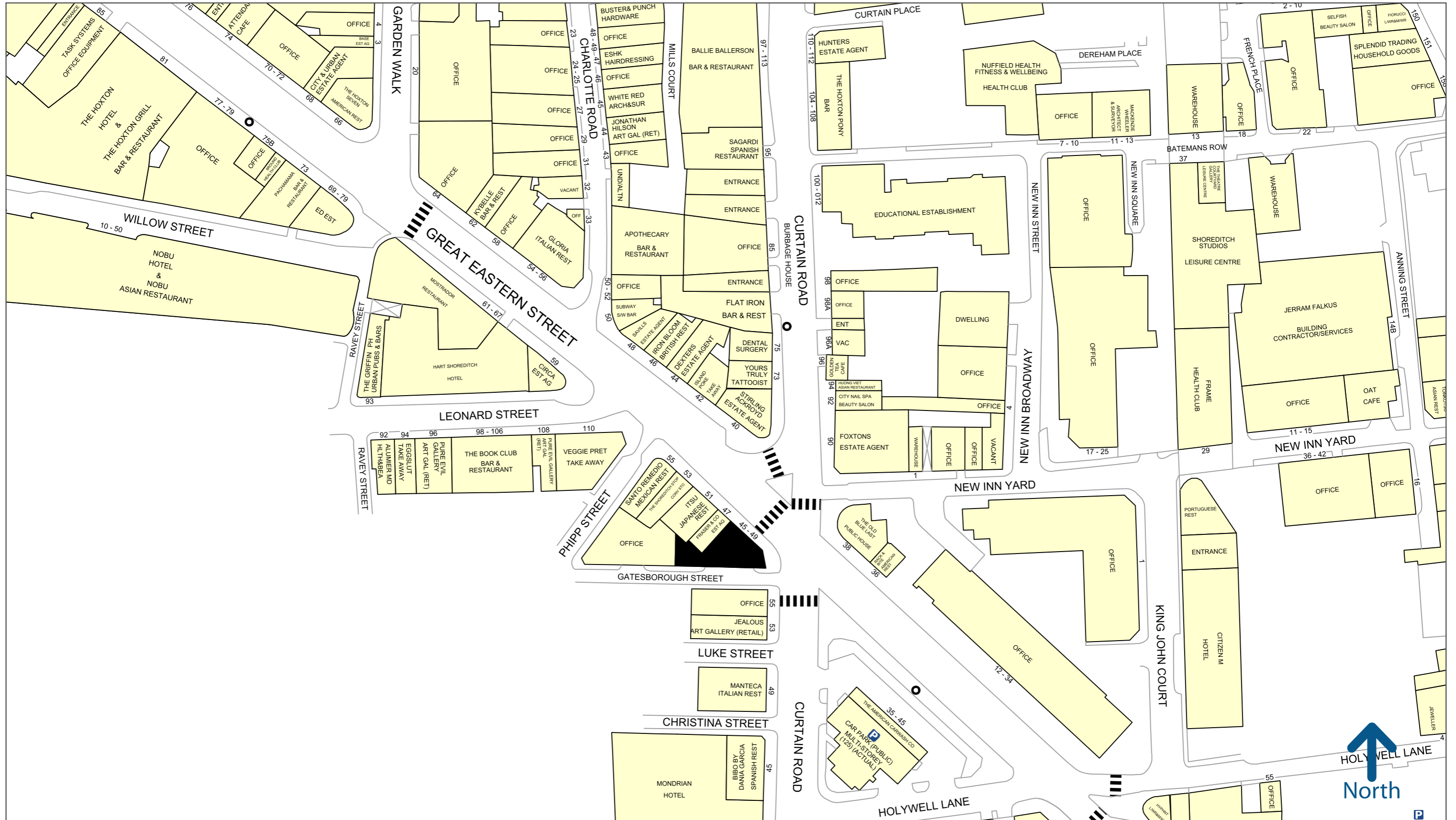
For further information or to arrange a viewing please contact:

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