


# SHOP TO LET

20 Cheshire Street, Shoreditch, London, E2 6EH



 **RENT** £25,000 PA / £44 PSF

 **SIZE** 570 Sq Ft / 53.0 SQM

 **FLOOR(S)** Ground & Basement

 **AVAILABLE** Immediately



## CONTACT

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- Excellent passing trade
- Desirable location
- Ideal for boutique-style retail
- Attractive period property
- Wooden flooring
- Close to Brick Lane
- 24/7 Access

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## THE SPACE

Prime retail unit available to let, which forms part of this fashionable Victorian terrace of similar properties. The approximate measured floor area is as follows:


Ground Floor: 258 Sq Ft

Basement: 312 Sq Ft

## LOCATION


The property is ideally located on the south side of Cheshire Street close to its junction with Brick Lane at its northern end on the edge of Shoreditch, in the heart of Brick Lane's famous Sunday market.

## NEARBY

 19 Gyms


 20+ Bars / Pubs


 10 Accountants

 20+ Cafes

 20+ Parking Places


 20+ Restaurants

 9 ATMs

 3 Banks

 11 Meal Deliveries

 3 Post Offices

 **Bus Routes**  
8, 388

 **Shoreditch High Street**  
London Overground

 **Bethnal Green**  
London Overground

 **Whitechapel**  
District H'smith & City

 **Bethnal Green**  
Greater Anglia

 **Whitechapel**  
Elizabeth line

 **Whitechapel**  
London Overground

 **Aldgate East**  
District H'smith & City

## USE

A1 - Shop.

## LEASE

Outside the Landlord & Tenant Act 1954.

## DEPOSIT

Three month rent deposit which accrues interest and returned to the tenant at expiry of the term.

## SERVICE CHARGE

There is currently no service charge on this premises besides any external works (if any).

## BUSINESS RATES

The rateable value appears to be £16,250. This is NOT the amount due. Applicants are advised make their own inquiries to the local authority to determine the exact amount payable.

## BUILDINGS INSURANCE

You would be liable for 43.4% of the whole buildings folio (attached) which is £878.71 ex vat for the whole of 2019.

## FEES

There is a one-off administration fee of £1,250 + VAT.

## VAT

This property is subject to VAT.

## LEGAL COSTS

Each party to bear their own legal costs in this transaction.

These details were updated on 06/02/2024

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