



**STIRLING
ACKROYD**

TO LET

**100-104 Hoxton Street,
London, N1 6SG**

1,858 sq ft

**Hoxton bar/restaurant
opportunity**



VIDEO TOUR

stirlingackroyd.com



Description

This is a great opportunity to secure a restaurant/bar in central Hoxton. The unit has a good current level of fit-out with fitted kitchen and bar areas. The units also benefit from rear loading.

Annual rent is £45,000 per annum, with a seven-year renewable lease term (expiring April 2031), and a tenant only six-month break clause, the next rent review is in April 2028. The new tenant will need to provide a three month rent deposit and rent will be due quarterly in advance.

The lease assignment is SUBJECT TO A PREMIUM of £28,000.

We have been advised rent is not subject to VAT

The licensing hours comprise: 10am to 11pm - Sunday to Thursday and 10am to 12am Friday to Saturday. The Landlord for this property is the London Borough of Hackney.

The incoming tenant will be liable for the premium, their own legal costs as well as the Landlords costs.



Location

100-102 Hoxton Street is located at the southern end of Hoxton Street - close to the junction with Falkirk Street. Hoxton and Shoreditch remain established hubs for the restaurant and bar sector. Hoxton, Shoreditch High Street and Old Street Stations are all within walking distance of the unit and various bus routes can be easily accessed from Old Street which is 5 minutes walk.

Key points

- Rear loading area
- Annual rental - £45,000 per annum
- Ground floor - 1,858 square feet total
- Lease assignment - premium £28,000
- Ideal for a range of restaurant/bar occupiers
- Prominent triple frontage and fully fitted to a high standard
- Walking distance to Hoxton, Shoreditch High Street and Old Street Stations
- Licensing hours : 10am to 11pm - Sunday to Thursday and 10am to Midnight Friday to Saturday





Accommodation

Name	sq ft	sq m	Availability
Ground	1,858	172.61	Available

Viewing & Further Information



Iftakhar Khan
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Rents, Rates & Charges

Lease	Assignment
Rent	£45,000 per annum
Rates	On application
Service Charge	On application
VAT	On application
EPC	B (47)

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