



AVAILABLE TO LET

## 152-154 Hoxton Street, N1

152-154 Hoxton Street, London N1 6SH



Retail for rent, 1,041 sq ft, £18,000 per annum - Premium £35,000

Iftakhar Khan  
ikhan@stirlingackroyd.com

To request a viewing call us on 0203 911 3666

For more information visit <https://realla.co/m/39989-152-154-hoxton-street-n1-152-154-hoxton-street>

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## Hoxton Retail Opportunity - Premium £35,000

Located on the west side of Hoxton Street just south of Tyssen Street- east access to Shoreditch & the City.

### Highlights

- Prominent retail unit refurbished to a good standard
- Ground floor 629 sq ft Basement storage 412 sq ft
- Ceiling heights: Ground floor 2.64 metre, Basement 1.54 metre
- A1 use at the present time
- A2 and A3 Use – Hackney Council have advised change of use to A2 or A3 would be permitted development. Further details upon request.
- Ideal for a variety of retail sectors/occupiers
- National and independent retailers in close proximity
- Premium £35,000

### Property details

Rent	£18,000 per annum
Est. rates payable	£4,073 per annum
Building type	Retail
Planning class	A1
Secondary classes	A3
Size	1,041 Sq ft
Premium	£35,000.00

**Lease details** FRI Lease assignment expiring June 2035 – lease is outside of the Landlord & Tenant Act. Next rent review is due on 29th June 2020. All tenancies subject to a minimum 2 month rental deposit and rent paid monthly in advance.

Floor	Size sq ft	Status
Ground Floor	629	Available
Basement Storage	412	Available
<b>Total</b>	<b>1,041</b>	

### More information

[Visit microsite](#)

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### Contact us

Stirling Ackroyd  
40 Great Eastern Street, London EC2A 3EP  
www.stirlingackroyd.com/commercial  
0203 911 3666  
commercial@stirlingackroyd.com  
@Stirling\_London  
facebook.com/StirlingAckroyd/

Iftakhar Khan  
Stirling Ackroyd  
0203 911 3666  
ikhan@stirlingackroyd.com

Quote reference: RENT-39961

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