



Location

The premises is located on Club Row, close to the junction with Redchurch Street in the heart of Shoreditch. The premises is situated opposite Barber & Parlour and the Electric Cinema, with other notable retailers nearby including Browns East, J Crew, Aesop, Club Monaco, APC, Nudie Jeans, Le Labo and Aime.

Accommodation

Ground Floor	610 sq ft	56.69 sq m
Basement	543 sq ft	50.46 sq m
Total	1,153 sq ft	107.16 sq m

Rent

Offers in excess of £70,000 per annum exclusive.

Rates

Rateable Value	£28,250
UBR	0.524 (2019/20)

Interested parties should verify these figures with the relevant Local Authority.

Lease Term

The premises is available on a new effectively full repairing and insuring lease for a term to be agreed with the landlord, subject to 5 yearly upward only rent reviews.

Costs

Each party to be responsible for their own costs.

Energy Performance Certificate

Available on request.

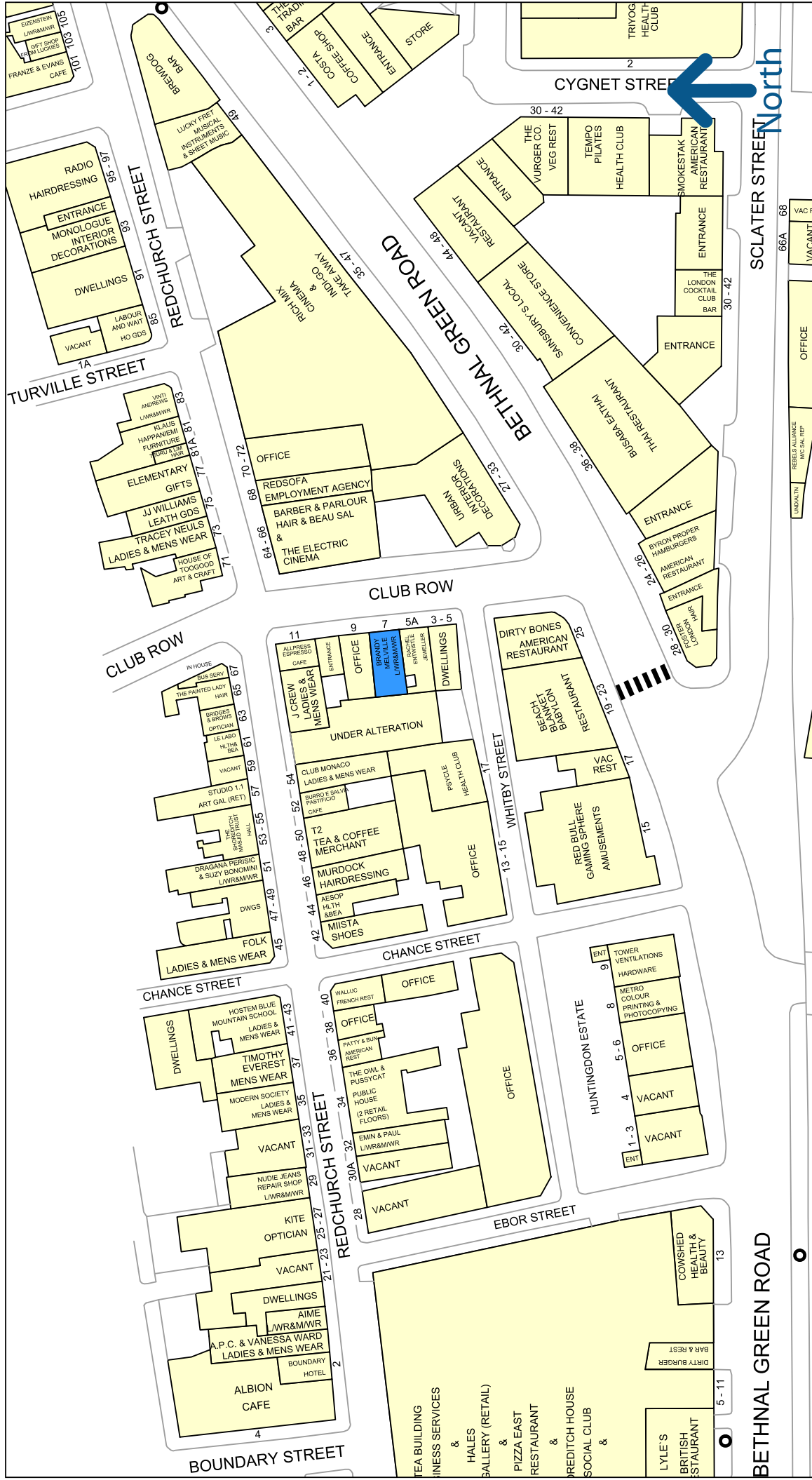
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