



5-9 Great Eastern Street, London, EC2A 3EJ

Location

The premises are located on Great Eastern Street, close to the junction with Shoreditch High Street. Shoreditch High Street, Liverpool Street and Old Street Stations are within short walking distance. Shoreditch is a popular drinking and dining destination and benefits from a large catchment of residents and office workers. There are a number of restaurants and bars in the vicinity, including Pizza East, Smoking Goat, Dishoom and Hawksmoor, as well as numerous others in Boxpark and Dinerama. For a better understanding of the location please review [Google Street View](#)

Description

The premises occupy an attractive triple-fronted shop and are arranged over ground floor and basement. The unit will be handed over in shell condition. Split options will be considered.

We understand the approximate Gross Internal Area to be:

Ground Floor	141 sq m	1,519 sq ft
Basement	134 sq m	1,441 sq ft
Total	275 sq m	2,960 sq ft

Tenure

The premises are available on a new effective FRI lease for terms to be agreed.

Rent

Offers in the region of £120,000 per annum exclusive.

Planning

The premises benefits from A3 use.

Further Details

An EPC has been commissioned and can be arranged upon request.

Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agent Davis Coffery Lyons: dcl.co.uk

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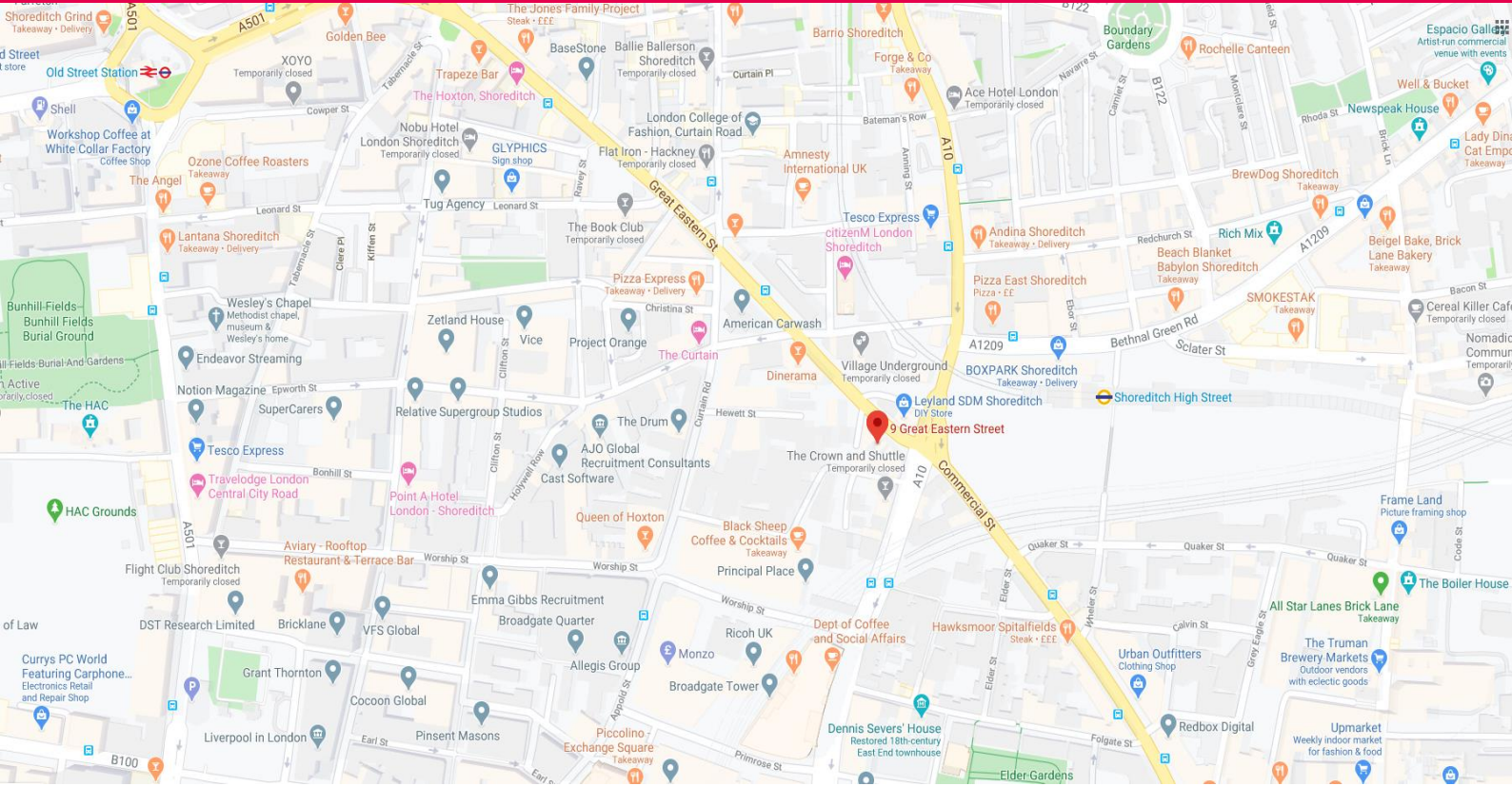
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NEW LEASE – 2,960 SQ FT A3 OPPORTUNITY

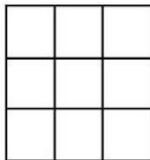
SHOREDITCH, EC2A



DINERAMA

CECCONI'S HAWKSMOOR

DISHOOM
FROM BOMBAY WITH LOVE



SOHO HOUSE

**BOXPARK
SHOREDITCH**

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