



**74 Great Eastern Street, London EC2A 3JL**

**Location**

The premises are directly opposite the Hoxton Hotel and located close to the junction with Old Street, a short walk from Old Street Station. Shoreditch is popular throughout the daytime, as well as being an evening and late-night destination, with many highly regarded restaurants, bars and nightclubs. The area also benefits from a large residential and office worker catchment. Gloria, Blacklock, Wahaca, Butchies, and numerous other F&B operators are in the immediate vicinity. For a greater understanding of the location please review the following link: [Google Street View](#)

**Description**

The premises occupy an attractive double fronted shop and are fully fitted as a coffeeshop. The premises are arranged over ground floor only and comprise approximately 40 covers internally plus outside seating, bar servery and WC's.

Ground Floor	88 sq m	956 sq ft
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**Tenure**

The premises will be available by way of a new lease on terms to be agreed.

**Rent**

Rental offers in excess of £70,000 pax will be considered.

**Planning**

The premises benefit from E Class.

**Business Rates**

The Rateable Value is £60,000 with effect from 1 April 2026.

**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 Coffey Lyons: [dcl.co.uk](http://dcl.co.uk)

**Louie Gazdar**  
Associate Director  
0207 299 0745  
[lgazdar@dcl.co.uk](mailto:lgazdar@dcl.co.uk)

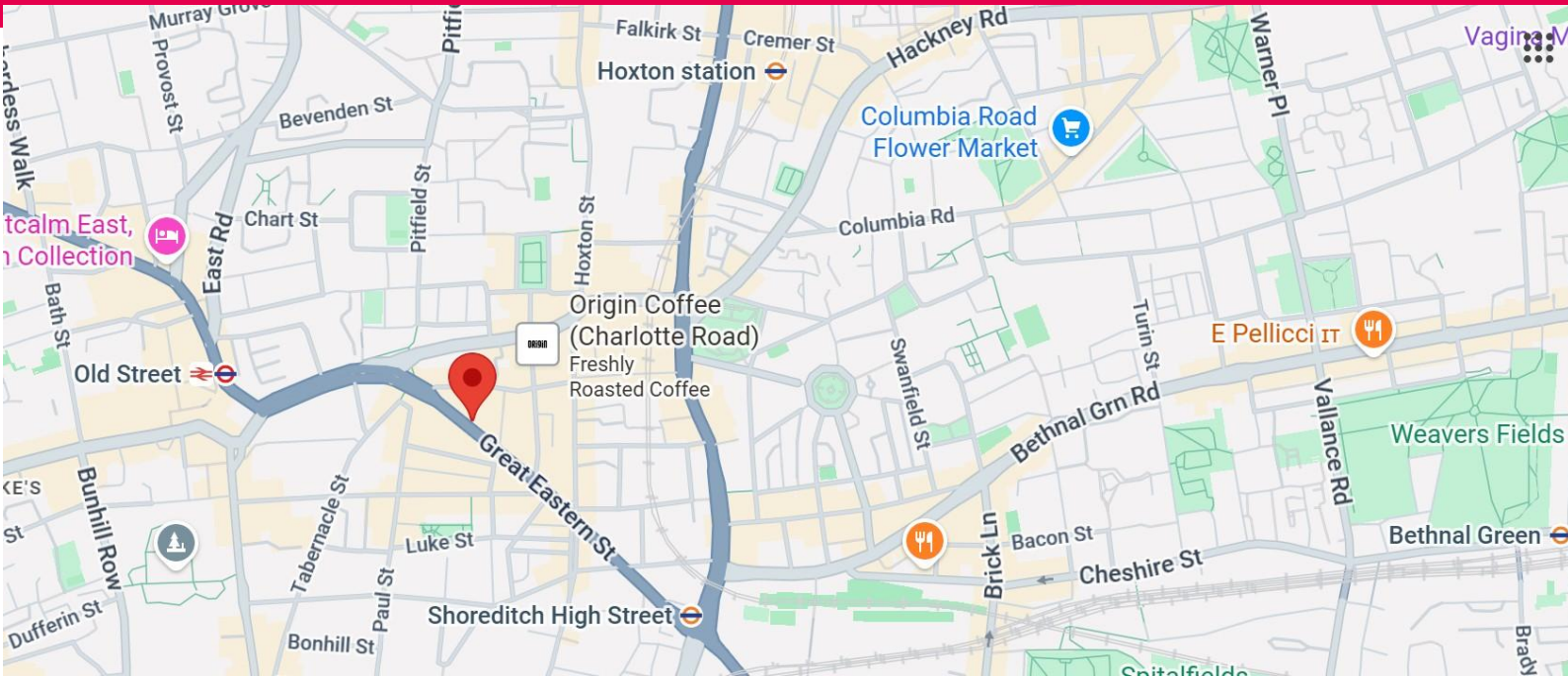
**Rob Meadows**  
Executive Director  
0207 299 0738  
[rmeadows@dcl.co.uk](mailto:rmeadows@dcl.co.uk)



**DAVIS  
COFFER  
LYONS**

NEW LEASE – GREAT EASTERN STREET, EC2

956 SQ FT FULLY FITTED CAFÉ/COFFEE SHOP



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