

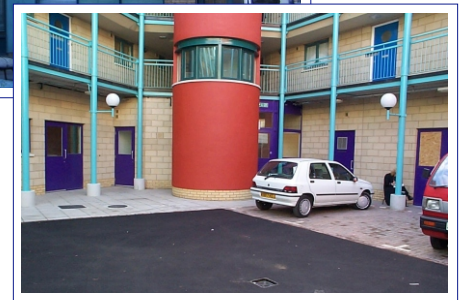
SHOPS AND OFFICES TO LET

LONDON N1

(West of Shoreditch Area)

42 Provost Street, N1
1,420 sq ft (132 sq m)

3 Vestry Street, N1
1,000 sq ft (93 sq m)



Location

North of Old Street Roundabout and accessed from Provost Street (off City Road) in the London Borough of Hackney.

Description

A ground floor retail unit within a recently constructed (1999) block with residential upper parts.

The unit has large shop-style frontages which could be used for window displays. Each frontage benefits from internal metal shutters and the unit has access doors to the rear landing to a private courtyard, ideal for off-street loading.

Amenities include WC and kitchen.

Area

42 Provost Street has a Gross Internal Area of 1,420 sq ft.

3 Vestry Street has a Gross Internal Area of 1,000 sq ft.

Terms

42 Provost Street - £26,000 per annum exclusive
3 Vestry Street - £18,000 per annum exclusive.

New leases for a term to be negotiated. Possession available now. The unit may be split, dependent on requirements.

This property has recently gained planning consent for use as retail.

Secure car parking is available in the rear courtyard on a separate licence.

The property is OUTSIDE the Congestion charging Zone.

Legal Costs

Each party to bear their own costs.

Viewing

Mickey Fiori
Aston Rose
020 7629 1533
mickeyfiori@astonrose.co.uk

Rob Cragg
Aston Rose
020 7629 1533
robcragg@astonrose.co.uk

The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.

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helenmighall@astonrose.co.uk

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