



# To let

Retail or Restaurant Unit  
Old Street Station, EC1



A unique retail or restaurant opportunity in the heart of Old Street Station. The unit is situated in an extremely prominent position within the station. The unit is a good size and benefits from excellent floor to ceiling height meaning a mezzanine installation is possible. The unit is in shell condition with capped off services.

Old Street station is unique as it is located underneath the Old Street roundabout and sits within London's tech capital and is a short walk from the creative hub of Shoreditch. This unit is the first to be launched and will anchor the new retail hub within the stations subway.

## Zone 1

London Underground station

## 16.3million

Annual Station Footfall



#### Description:

The unit has a straightforward configuration with good floor to ceiling height. The unit is in a shell condition with shop front installed.

#### Unit Size:

2,288 sq ft (212.56 sq m).

#### Services:

Power (100 A TPN), Water & Drainage.

#### Usage:

Retail or Restaurant.

#### Lease:

5-10 year lease, contracted outside the Landlord & Tenant Act.

Annual RPI +1% for the rent review applicable.

#### Rent:

The rent payable to be an agreed base rent or an agreed percentage of gross turnover, whichever is the higher and will be net of VAT and exclusive of rates.

#### Rates:

Interested parties are advised to contact the VOA directly for more information.

#### Legal Costs:

Each party is to be responsible for their own legal costs.

#### Offers:

Interested parties will be expected to provide a full business case with financials.

#### ALL ENQUIRIES:

Victoria Davies  
victoria.davies@eur.cushwake.com

Matthew Englender  
matthew.englender@eur.cushwake.com

