



Cremer Street E2

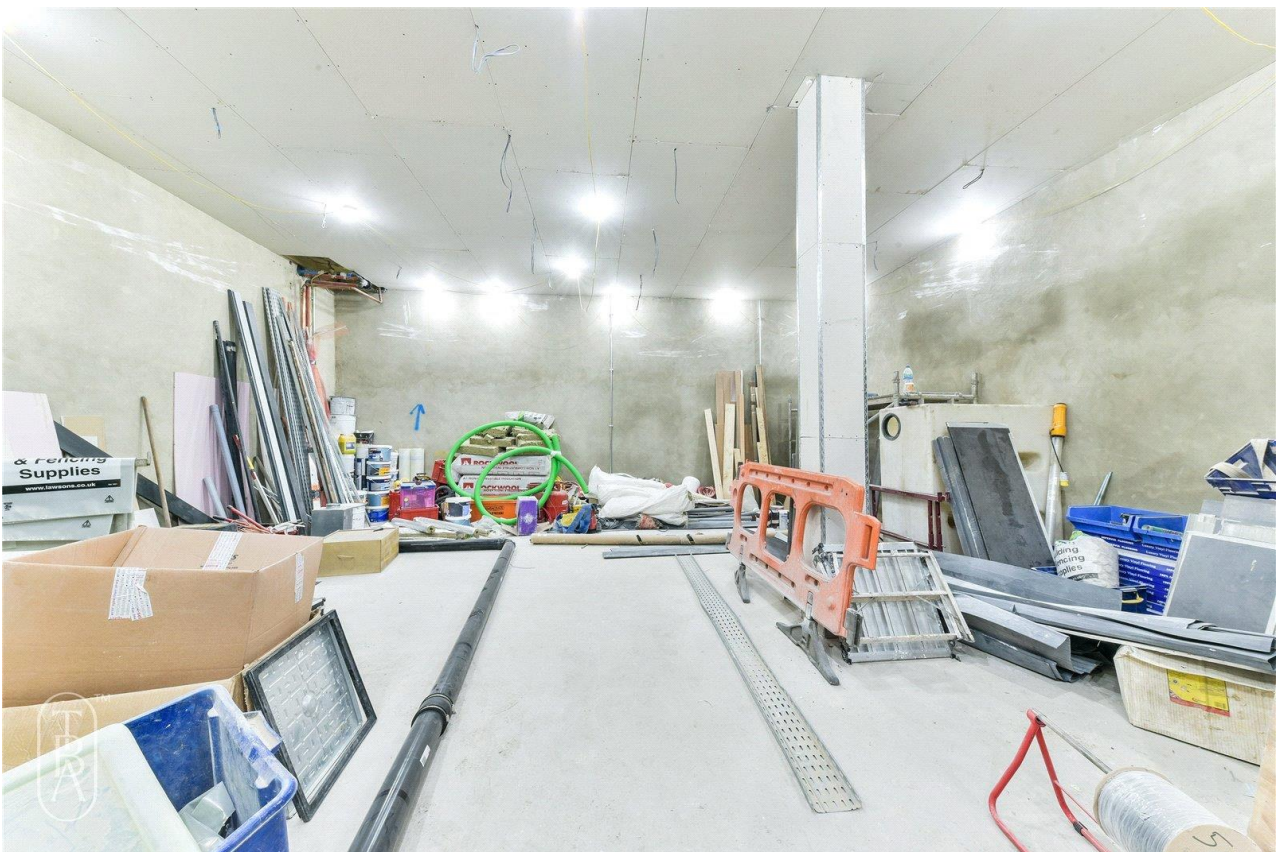
To be advised
Use Class: XX
1536 sqft (approx)

Ground & lower commercial premises available for purchase.

Spanning a total of 1,536 sqft (approx.) over ground and lower floors the unit is currently in shell & core condition with connected services. The property would suit a multitude of occupiers and is available to purchase immediately.

- Ground & Lower Floor
- Shell & Core
- Opposite Hoxton Overground station

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Ground - 560 sqft (approx.)
Lower - 976 sqft (approx.)

Cremer Street is located to the North of Shoreditch in Hoxton, right next to Hoxton Overground station. Numerous local café's and restaurants are nearby plus additional amenities such as Puregym, 9round & Sainsburys, all within walking distance.

Business Rates: TBC

Service charge: TBC (Contribution to Buildings Insurance)

EPC: TBC - subject to fit-out

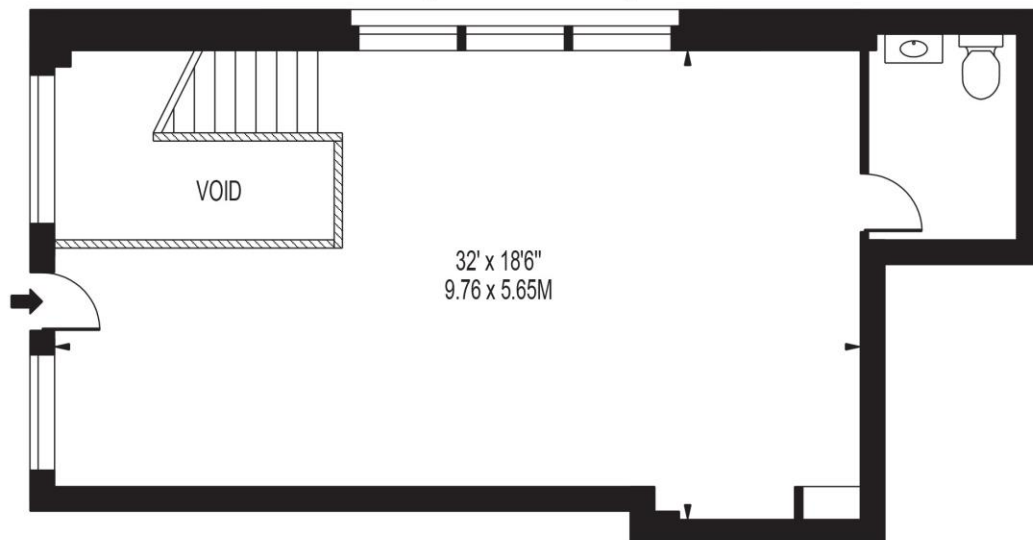
Tenure: To be advised
Use Class: E
Lease Length: 999 years
Service Charge: £TBC per annum (approx.)
Ground Rent: £TBC per annum (approx.)
Parking: N/A
Local Authority: Hackney Council
Rateable Value: TBC
Rates Payable: TBC

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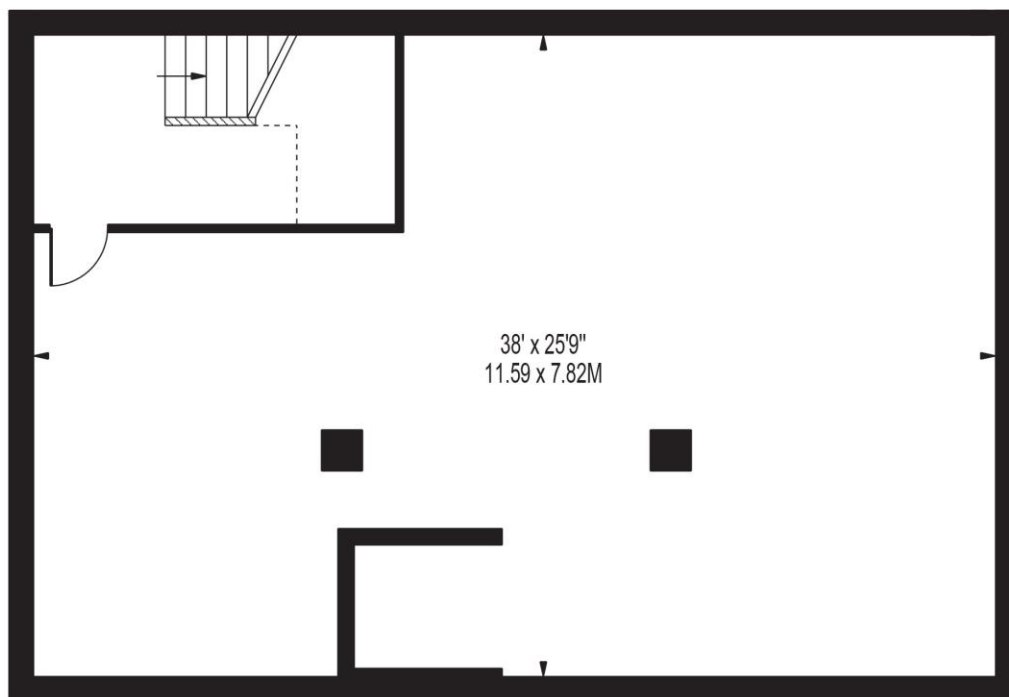


CREMER STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1536 SQ FT - 142.63 SQ M
(EXCLUDING VOID)



GROUND FLOOR
(560 SQ FT - 52.00 SQ M)



LOWER GROUND FLOOR
(976 SQ FT - 90.63 SQ M)

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
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