



## 13 Boundary Street London E2 7JE

- **Planning Use E**
- **Fully Fitted**
- **Short Term or New Lease Available**

### Available by way of a new lease

#### Location

13 Boundary Street occupies a prominent corner position on the pedestrianized cut through between Boundary Street and Shoreditch High Street.

Nearby adjacencies to the unit include Lazy Oaf, Dishoom, Albion Café, Sunspel and Boundary London Hotel.

#### Description

The unit is currently occupied by Camper Lab who intend to vacate in October 2023. Early possession can be secured.

Formerly The Ship & Blue Ball Pub where The Great Train Robbery was allegedly planned, this property holds plenty of character.

An excellent opportunity for a Shoreditch Flagship Store.

The Energy Performance Certificate for the unit is available upon request.

#### Rent

£55,000 per annum exclusive.

#### Tenure

Assignment of the existing lease expiring in October 2023. Or a new lease on terms to be agreed.

#### VAT

All figures are quoted exclusive of VAT.

#### Accommodation

Gross Frontage 11 ft 3.4m

Approximate net internal areas:

#### Ground Floor:

Sales 353 sq ft 32.8 sq m

Ancillary 33 sq ft 3.1 sq m

#### Basement:

Ancillary 494 sq ft 45.9 sq m

**Total: 880 sq ft 81.8 sq m**

#### Business Rates

Rateable Value £ 23,500  
Rates Payable (22/23) £ 12,032p.a.

Interested parties are invited to make their own business rates enquiries to the council.

#### Option to Buy

The property is available to purchase at a quoting price of £2,500,000 which includes three two bed flats on AST lettings. More information available upon request.

#### Viewing

Viewing is strictly by prior appointment through Harper Dennis Hobbs.

#### EPC

The EPC rating for the premise is C-72. Full Energy Performance Certificate available upon request.

*In accordance with section 20 of the Estate Agents Act 1979, we declare that a director of Harper Dennis Hobbs has an interest in the property.*

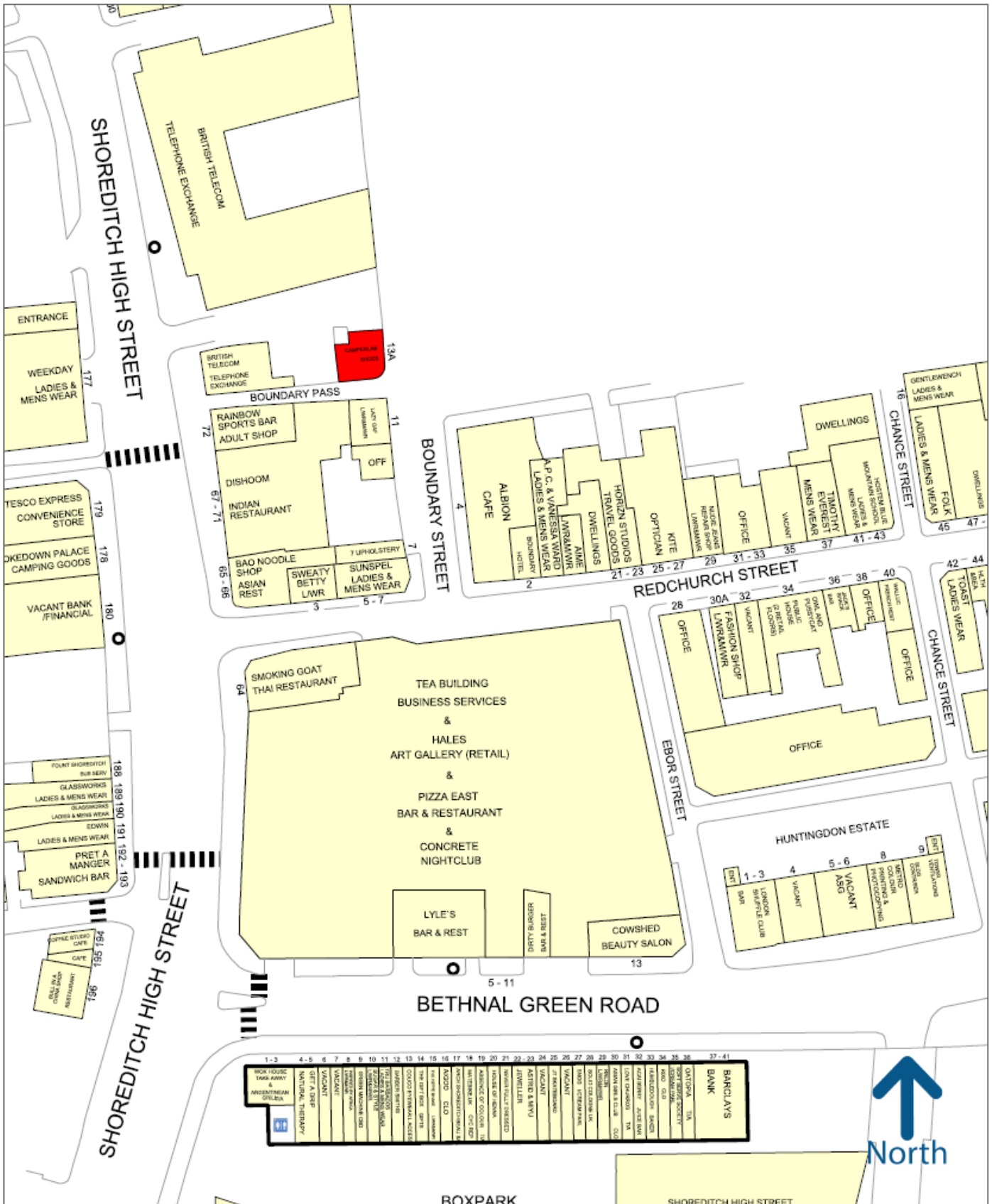
#### Subject to contract

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