

# 12 Hoxton Market, London, N1



Fully Fitted Pilates Studio in close proximity to Hoxton Square - 1,167 sq ft

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## Location

Hoxton Square is one of the most desirable addresses in Shoreditch and is recognized as a hub for the technology, media, and arts sectors.

The building is within close proximity to numerous transport links including Old Street, Shoreditch High Street and Liverpool Street stations and is at the centre of the local leisure and dining scenes.

## Accommodation (NIA)

The unit is arranged over the lower ground floor with the following net internal floor areas:

Description	sq ft	sq m
Lower Ground Floor	1,167	108.4
<b>Total</b>	<b>1,167</b>	<b>108.4</b>

## Tenure

The property is available by way of a new lease for a term to be agreed.

The lease is to be contracted outside of the Landlord & Tenant Act 1954.

## Rent

£50,000 per annum exclusive.

## Use

The premises benefits from Class E planning consent.

## Business Rates

The rateable value of the premises is £18,500.

Interested parties are advised to make enquiries with Hackney Council.

## EPC

Available upon request.



## Legal Costs

Each party to bear their own legal and professional fees.

## Further Information and Viewing

Viewings are by appointment only via joint sole agents:

**Levy Real Estate:**

**Liv England**

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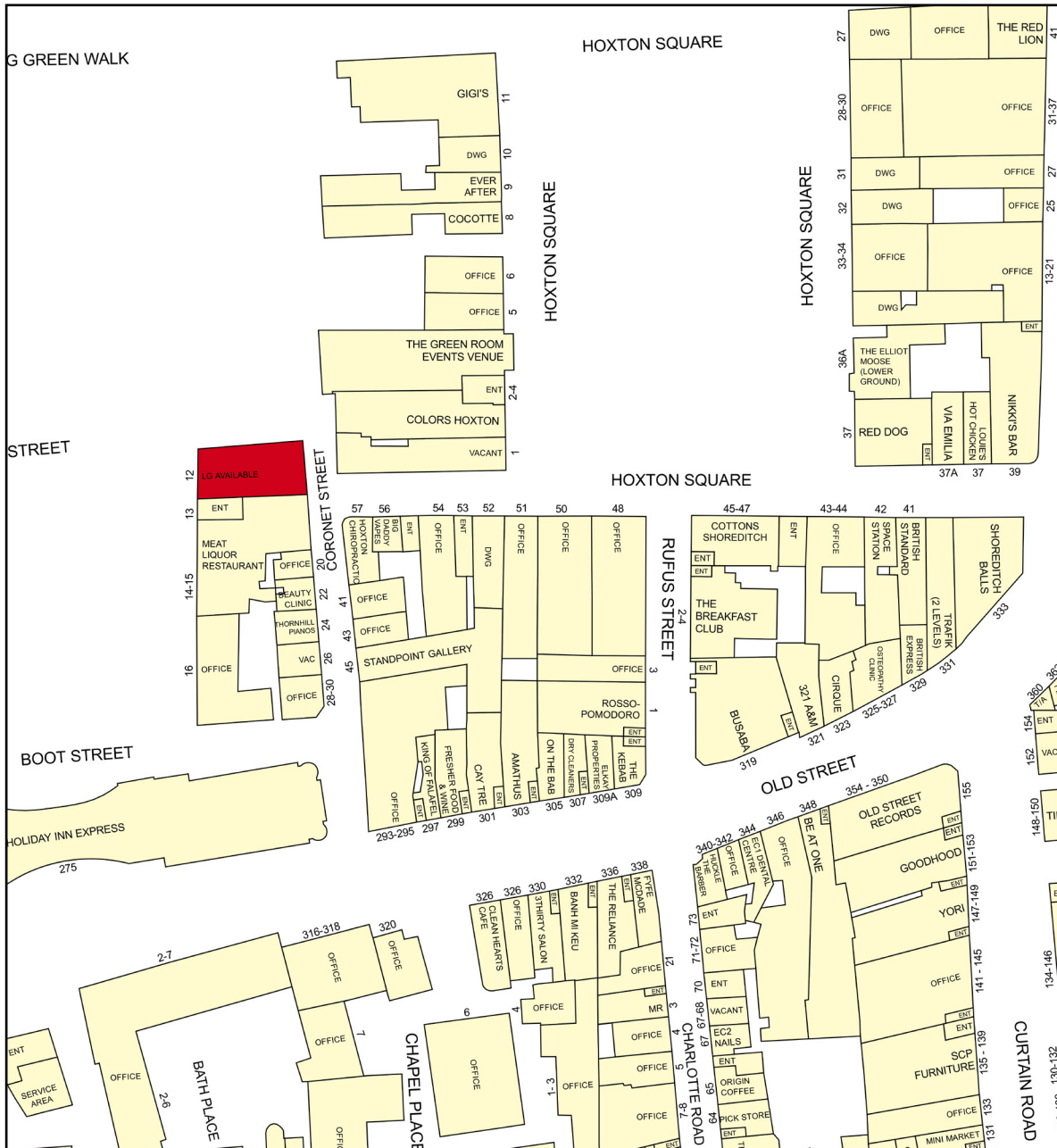
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## Location Plan

Not to scale, indicative only



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