

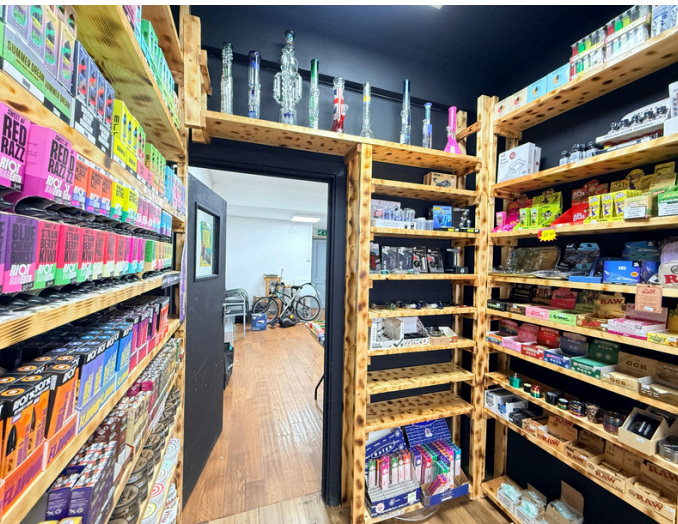


HOXTON SMOKE SHOP BUSINESS FOR SALE, N1

Business for Sale



£ 1,450 PCM



RATES INTERESTED PARTIES ARE ADVISED TO MAKE THEIR OWN ENQUIRIES TO THE LOCAL AUTHORITY.

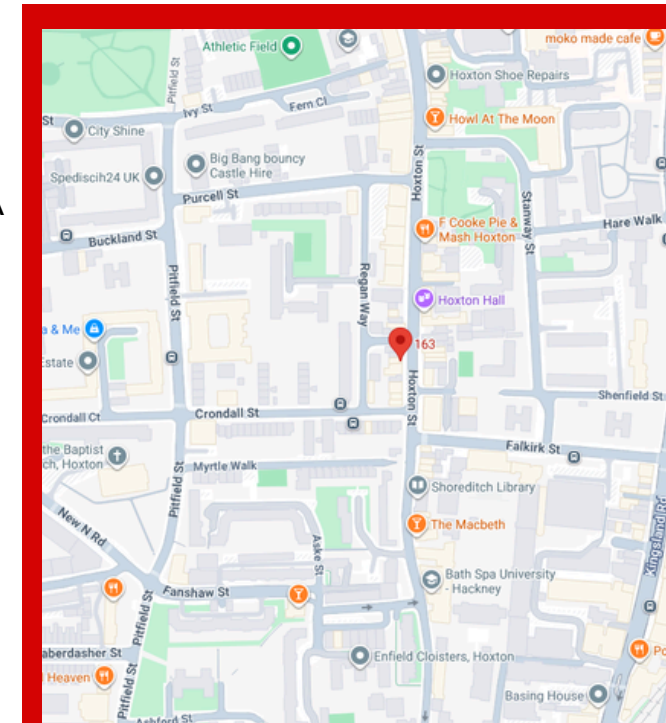
VAT NO

TERMS TO BE LET A NEW LEASE FOR A TERM TO BE AGREED.

LEGAL COST EACH PARTY TO BEAR THEIR OWN LEGAL COSTS.

EPC RATING B

VIEWING PLEASE CONTACT US



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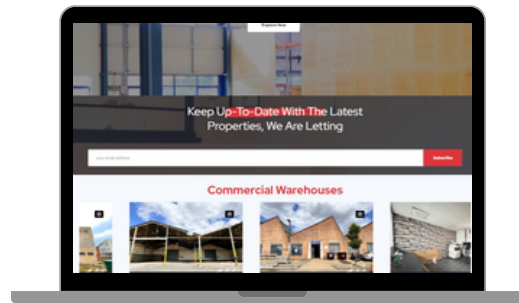


ABOUT THE PROPERTY

- A rare opportunity to acquire a fully operational and well-established smoke shop in Hoxton Street, N1 6PJ, located in one of East London's most vibrant and high-footfall commercial areas. The business benefits from strong visibility, a loyal customer base, and excellent surrounding demand from independent cafés, restaurants, and creative businesses, making it an ideal retail trading position.
- Asking price is £87,500 + stock (premium business sale) with a monthly rent of £1,450 PCM (£17,400 per annum). Additional costs include approximately £800 business rates, plus service charge and insurance in the region of £500–£700 per annum each, with VAT not applicable.
- The unit is classified under Class E commercial use, with approximately 13 years remaining on the lease (expiring February 2040). It is currently operating as a vape/smoke shop, offering immediate trading potential.
- The property holds an EPC Rating B, with standard metered electricity and no gas supply.
- The shop is fully operational and trading, allowing for a seamless takeover with no downtime. With strong footfall, a prime high street position, long lease security, and low operating costs, this represents a strong turnkey investment opportunity for both investors and operators entering the London retail market.



HOXTON SMOKE SHOP BUSINESS FOR SALE, N1



Contact Us

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Shop



FEATURES



HOXTON



Misdescriptions Act 1991

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