

Unit 2
69 Chatsworth Road
Hackney
London,
E5 0LH

TO LET

By way of new Lease

£25 Per sq foot

Chatsworth Road is a thriving street in an area which has seen significant regeneration over the last decade. It is home to numerous new artisan and independent shops which complement the traditional traders, several bars and restaurants and a popular Sunday market. The unit is at the end of Chatsworth Road, and less than half a mile from Homerton Overground station.



Hackney



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

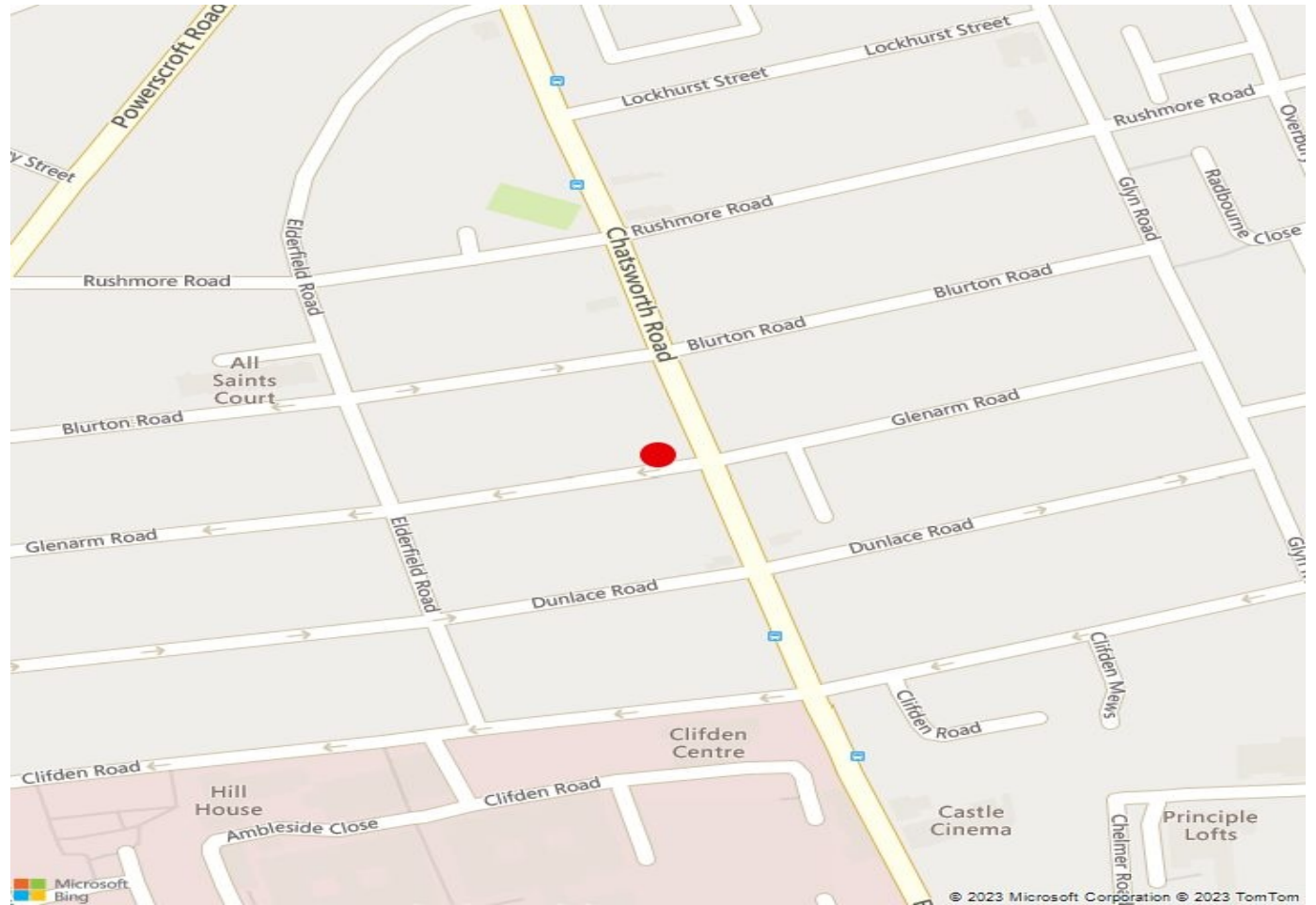
Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

0208 800 4321

info@psscommercial.com

Description

E Class Unit, benefitting from it's own gated entrance currently arranged as workshop, office and storage, 807 sq.ft. approx



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Rent

£25 Per sq foot

Tenure

By way of new FR and I Lease with periodic mechanisms for upward only rent reviews

Costs

Ingoing tenant to bear both sides reasonable related legal costs.

Viewing

Via the owners agents PSS Commercial.

Rates

Rateable value - £9,600 (as taken from Gov.uk)

This is not the amount you will pay. The rateable value is used to calculate your rates bill.

Please refer to the Local Authority for more information on rates

EPC

Energy Rating C - Valid until 24.4.33

VAT

Under the Finance Acts 1989 and 1997 VAT may be levied on the rental price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

N.B. Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.



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