



**35 Chatsworth Road,  
London**

**£40,000 Leasehold**



# 35 Chatsworth Road, London

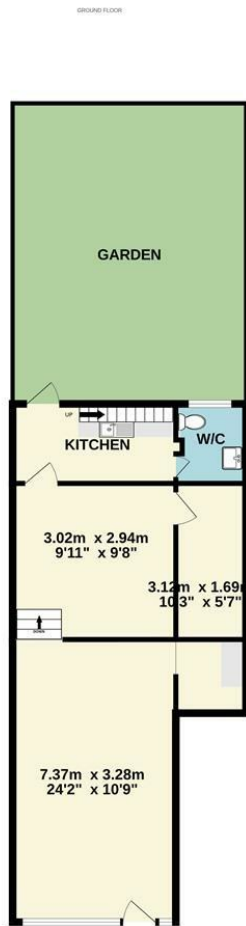
326 Mare Street, Hackney, London, E8  
1HA

0208 510 0808  
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- Commercial
- No Rates
- Desirable Location
- Existing Clientele
- Private Garden
- Newly Decorated
- Well Maintained
- Lease until 2033
- EPC Rating : Awaiting

This exceptional opportunity presents a 9-year commercial lease located on the bustling and highly profitable high street of Chatsworth Road, E5 0LH. Situated in a vibrant area known for its high foot traffic and diverse customer base, this property offers an ideal setting for businesses seeking visibility and growth. The high street location ensures consistent customer engagement, benefiting from the area's popularity and dynamic commercial environment.

The property itself is well-maintained and designed to accommodate various business needs. With ample space and a strategic layout, it is suitable for a range of commercial ventures, from retail shops to service-oriented businesses. The lease terms are favorable, providing long-term stability and allowing businesses to establish a strong presence in this thriving locality. Capitalize on the excellent location and seize the potential for significant profitability and sustained success on one of London's most vibrant high streets.



1ST FLOOR



TOTAL FLOOR AREA : 57.0 sq.m. (614 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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